

AGREEMENT REGARDING GOLF COURSE PROPERTY MAINTENANCE

THIS AGREEMENT REGARDING GOLF COURSE PROPERTY MAINTENANCE (this "Agreement") is made and entered into as of the day of November, 2018, by and between ROC III CA Belago, LLC, a Delaware limited liability company ("Owner"), and the City of Moreno Valley, California (the "City").

BACKGROUND

WHEREAS, Owner purchased in foreclosure certain parcels in the Moreno Valley Ranch Specific Plan undertaken to develop a multifamily 417-unit apartment project (Project) within the City as more particularly described in Exhibit "A" of this Agreement and including (the "Multifamily Parcel"), which Project would not be permitted under current zoning and Specific Plan provisions; and

WHEREAS, provisions of the current Specific Plan call for a 27 hole operating golf course to be an existing amenity to the residences within the plan, but such golf course closed and leaving the area of the closed golf course in a state of neglect thus creating a negative effect on the surrounding properties; and

WHEREAS, the City is willing to support Owner's application for the needed amendments and entitlements in order for the Project to move forward provided that Owner agrees to maintain or cause to be maintained a golf course on certain property which is located adjacent to the Multifamily Parcel and is more particularly described in Exhibit "B" of this Agreement (the "Golf Course Parcel") for a period of ten years commencing on the date that the Golf Course Parcel is open for business as an operational golf course (the "Term"), or in the event the golf course closes to maintain the Golf Course Parcel in a Park-like manner meeting City standards for park property; and

WHEREAS, in order to ensure that the Golf Course Parcel is properly maintained for the Term of this Agreement, Owner has agreed to deposit funds into an escrow account with the City in an amount sufficient for such maintenance upon the terms and conditions set forth below for the duration of the Term.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained in foregoing recitals (which are hereby incorporated herein and are true and correct), covenants and obligations set forth below and other consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Operations. Owner, prior to receipt of any building permits for the Multifamily Parcel, shall open and operate an 18-hole golf course on the Golf Course Parcel. The Owner will continue the operation of that golf course, directly or through a third party, all at Owner's sole expense at least until all of the 417 Certificates of Occupancy have been issued by the City for the apartment units in the Project.

2. Maintenance Guarantee. Owner agrees to operate or cause to be operated, the Golf Course for a period of ten (10) years from the date of opening of such Golf Course. In the event that the Golf Course closes for whatever reason during this 10 year period, the Owner shall at Owner's sole cost maintain the area of the Golf Course in a Park-like condition per Recitals set out above, for the remainder of the ten (10) year period.
3. Performance Guarantee. In order to guarantee performance under Section 2 above, upon opening of the Golf Course and prior to issuance of any building permits for the project, Owner shall deposit into an account controlled by the City and agreed upon by the Parties, a sum of Four Million Dollars \$4,000,000 representing agreed upon maintenance cost of Four Hundred Thousand Dollars (\$400,000) for each year of the Term. The annual cost does not include the cost of water and the Owner shall cause to be recorded on title a document which would guarantee the City access to the well water that was used to water the prior golf course. Each year the golf course remains in operation during the Term, a sum of \$400,000 shall be returned to the Owner. The City's right to access the Property and to maintain and repair any water wells or pipes wherever located for irrigation purposes shall be a condition of approval for the Specific Plan Amendment and recorded in a form agreed to by the parties within 30 days of execution of this Agreement.
4. Default.
In the event of closure of the Golf Course, the City shall have the right to access the remaining funds in the account for the continued maintenance of the Golf Course area in a Park-like condition, without any claim to those funds from the Owner or any third parties that may have been operating the Golf Course. City shall not use the funds for any other purpose. City shall also have the right to use the water from the existing wells for irrigation purposes at no cost to the City.
5. Conditions of Approval. The above conditions and terms may also be included as part of the Conditions of Approval for any entitlements granted by the City for the Project, but the enforcement of this Agreement may be pursued by either Party independent of the land use approvals.
6. Costs and Attorneys' Fees. In the event there is a breach of this Agreement, the party in breach shall pay all costs, expenses and attorneys' fees incurred by the other party in enforcing its rights hereunder.
7. Severability. In the event that any condition, covenant or other provision contained herein is held by a court of competent jurisdiction to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant, condition or provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such shall be deemed valid to the extent of the scope or breadth permitted by law.

8. Entire Agreement. This Agreement constitutes the entire agreement among the parties pertaining to the Escrowed Funds, and supersedes all prior agreements and understandings pertaining thereto.
9. Waiver. No failure by any party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach hereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition.
10. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California without reference to choose of law rules.
11. Successors and Assigns. This Agreement shall be binding upon the heirs, representatives, successors and assigns of the parties hereto.
12. Interpretation. The captions which precede the sections of this Agreement are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both genders.
include the
13. Counterparts. This Agreement may be executed in any number of counterparts, all of which, when taken together, shall constitute one and the same instrument. Facsimile or electronic (e-mail) signatures shall be deemed valid and binding for all purposes hereunder.
14. Guaranty of Payment Obligations. As additional and separate consideration to the City, Owner has caused Bridge Multifamily & Commercial Office Fund III LP, a Delaware limited partnership ("Guarantor"), to execute this Agreement for the purpose of absolutely, unconditionally and irrevocably guarantying to the City the timely payment of all monetary obligations of Owner under this Agreement.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

OWNER:

ROC III CA BELAGO, LLC

a Delaware limited liability company

By: ROC III Real Estate Holdings 2,
LLC a Delaware limited liability
company

Its: Managing Member

By: 


Name: Jonathan P. Slager

Its: Manager

GUARANTOR:

BRIDGE MULTIFAMILY & COMMERCIAL OFFICE FUND III LP
a Delaware limited partnership

By: Bridge MF&CO Fund III GP LLC
a Delaware limited liability
company Its: General
Partner

By: 

Name: Jonathan P. Slager

Title: Director

CITY:

THE CITY OF MORENO VALLEY

By: 

Name: THOMAS M. DESAUTELS

Its: CITY MANAGER

Exhibit A
The Multifamily
Parcel

That certain Parcel of Land Shown on Tentative Map 37189 to be recorded in the Official Records and tentatively described as follows:

LEGAL DESCRIPTION

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. 861, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 09, 1995 AS INSTRUMENT NO. **95-6042** OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11 AND 12 OF TRACT NO. 22552, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN MAP **BOOK 177, PAGES 47 THROUGH 52**, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 AS SHOWN ON LOT LINE ADJUSTMENT NO. 768, CITY OF MORENO VALLEY, APPROVED AUGUST 01, 1988, SAID PARCEL ALSO DESCRIBED IN DEED RECORDED SEPTEMBER 21, 1988 AS INSTRUMENT NO. **273090**, OF OFFICIAL RECORDS; SAID PARCEL ALSO SHOWN ON TRACT 23693-1 AS SHOWN BY MAP ON FILE IN MAP **BOOK 236, PAGES 1 THROUGH 5**, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 13 OF TRACT 22552 AS SHOWN ON SAID MAP;

THENCE NORTH 77° 46' 33" WEST A DISTANCE OF 63.48 FEET.

THENCE NORTH 35° 12' 14" WEST A DISTANCE OF 117.73 FEET TO A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 13 BEARS SOUTH 49° 50' 14" EAST A DISTANCE OF 170.00 FEET; SAID POINT BEING ON THE COMMON LOT LINE BETWEEN SAID LOT 12 AND SAID LOT 13;

THENCE SOUTH 49° 50' 14" EAST ALONG SAID COMMON LOT LINE 170.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 11 LYING SOUTHWESTERLY OF THE LINE AS SHOWN ON LOT LINE ADJUSTMENT NO. 772, CITY OF MORENO VALLEY APPROVED SEPTEMBER 14, 1988, ALSO DESCRIBED IN DEED RECORDED SEPTEMBER 19, 1988 AS INSTRUMENT NO. **269801**, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 11;

THENCE SOUTH 44° 40' 00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 A DISTANCE OF 234.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 45° 20' 00" WEST A DISTANCE OF 180.00 FEET;

THENCE SOUTH 44° 40' 00" WEST A DISTANCE OF 99.29 FEET;

THENCE NORTH 45° 20' 00" WEST A DISTANCE OF 293.00 FEET;

THENCE NORTH 44° 40' 00" EAST A DISTANCE OF 160.82 FEET;

THENCE NORTH 00° 32' 34" EAST A DISTANCE OF 41.95 FEET TO THE NORTHERLY LINE OF SAID LOT 11.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF TRACT 23693-1, AS PER MAP RECORDED IN **BOOK 236 OF MAPS, PAGES 1 THROUGH 5**, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE SOUTH 31° 42' 58" EAST A DISTANCE OF 92.51 FEET;

THENCE SOUTH 47° 41' 58" EAST A DISTANCE OF 26.01 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF SAID TRACT 23693-1, SAID ANGLE POINT BEING NORTH 77° 46' 33" WEST A DISTANCE OF 63.48 FEET FROM THE MOST SOUTHERN CORNER OF SAID TRACT 23693-1.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY UPON THE SURFACE OF SAID LAND OR SUBSURFACE THEREOF TO A DEPTH OF 500.00 FEET TO REMOVE OR EXACT THE SAME, AS RESERVED BY TRUST DATED FEBRUARY 23, 1965 (TI TRUST NO. 71-5449-005) IN DEED RECORDED NOVEMBER 22, 1983, AS INSTRUMENT NO. **242971** OF OFFICIAL RECORDS.

Exhibit B
Golf Course Parcel

PARCEL 1:

LOTS 2, 3, 5, 6 AND 7, OF TRACT NO. 22936, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 191, PAGES 98 THROUGH 104 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, GOLF CART PATH AND STORM DRAIN FACILITIES AS SHOWN AS EASEMENT PARCELS A, B, C AND D ON TRACT NO. 22936, AS PER MAP RECORDED IN BOOK 191, PAGES 98 THROUGH 104 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THOSE PORTIONS WHICH WERE QUITCLAIMED TO GREYSTONE HOMES, INC., A DELAWARE CORPORATION, BY QUITCLAIM AND TERMINATION OF EASEMENTS WHICH RECORDED APRIL 08, 2005 AS INSTRUMENT NO. 2005-0279993 OFFICIAL RECORDS.

PARCEL 2:

LOT 2 OF TRACT 22552 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAP BOOKS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF LOT 8 OF TRACT NO. 22552, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP OF SAID TRACT FILED IN BOOK 177, PAGES 47 THROUGH 52, OF MAPS, RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 14° 18' 16" WEST 738.32" ALONG THE EASTERLY LINE OF LOT 8 OF SAID TRACT NO. 22552, ON MAP OF SAID TRACT; THENCE ALONG SAID COURSE SOUTH 14° 18' 16" EAST 11.93 FEET; THENCE NORTH 49° 47' 58" WEST 19.52 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 8 DISTANT NORTH 89° 03' 14" WEST 12.01 FEET ALONG SAID LINE FROM THE POINT OF BEGINNING; THENCE SOUTH 85° 03' 14" EAST 12.01 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM A PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY LINE OF LOT 1 OF SAID TRACT NO. 22552 SHOWN AS "NORTH 86° 17' 03" EAST 403.85 FEET" ON THE MAP OF SAID TRACT; THENCE ALONG SAID BOUNDARY LINE AND SAID COURSE: NORTH 86° 17' 03" EAST 342.71 FEET; THENCE LEAVING SAID BOUNDARY LINE AND THROUGH A PORTION OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH 43° 20' 00" WEST 17.33 FEET; THENCE SOUTH 88° 20' 00" WEST 330.23 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM A PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 1 OF SAID TRACT NO. 22552; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, NORTH 55° 00' 00" EAST 312.94 FEET; THENCE LEAVING SAID BOUNDARY LINE AND THROUGH A PORTION OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH 50° 13' 24" WEST 114.66; THENCE SOUTH 53° 05' 00" WEST 104.00 FEET; THENCE SOUTH 62° 49' 43" WEST 95.63 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 14° 18' 16" WEST 738.32'" ALONG THE EASTERLY LINE OF LOT 8 OF SAID TRACT NO. 22552, ON MAP OF SAID TRACT; THENCE ALONG SAID COURSE SOUTH 14° 18' 16" EAST 11.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 49° 47' 58" EAST 10.50 FEET; THENCE SOUTH 30° 53' 00" EAST 112.98 FEET; THENCE SOUTH 5° 02' 02" WEST 115.77 FEET TO A POINT IN SAID EASTERLY LINE DISTANT 238.00 FEET SOUTHERLY ALONG SAID LINE FROM SAID NORTHERLY TERMINUS; THENCE ALONG SAID LINE NORTH 14° 18' 16" WEST 226.07 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY UPON THE SURFACE OF SAID LAND OR SUBSURFACE THEREOF TO A DEPTH OF 500.00 FEET TO REMOVE OR EXACT THE SAME, AS RESERVED BY TRUST DATED FEBRUARY 23, 1965 (TI TRUST NO. 71-5449-005) IN DEED RECORDED NOVEMBER 22, 1983, AS INSTRUMENT NO. 242971, OF OFFICIAL RECORDS.

PARCEL 3:

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. 861, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 09, 1995 AS INSTRUMENT NO. 95-6042 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 11 AND 12 OF TRACT NO. 22552, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN MAP BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 AS SHOWN ON LOT LINE ADJUSTMENT NO. 768, CITY OF MORENO VALLEY, APPROVED AUGUST 01, 1988, SAID PARCEL ALSO DESCRIBED IN DEED RECORDED SEPTEMBER 21, 1988 AS INSTRUMENT NO. 273090, OF OFFICIAL RECORDS; SAID PARCEL ALSO SHOWN ON TRACT 23693-1 AS SHOWN BY MAP ON FILE IN MAP BOOK 236, PAGES 1 THROUGH 5, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 13 OF TRACT 22552 AS SHOWN ON SAID MAP; THENCE NORTH 77° 46' 33" WEST A DISTANCE OF 63.48 FEET; THENCE NORTH 35° 12' 14" WEST A DISTANCE OF 117.73 FEET TO A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 13 BEARS SOUTH 49° 50' 14" EAST A DISTANCE OF 170.00 FEET; SAID POINT BEING ON THE COMMON LOT LINE BETWEEN SAID LOT 12 AND SAID LOT 13; THENCE SOUTH 49° 50' 14" EAST ALONG SAID COMMON LOT LINE 170.00 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 11 LYING SOUTHWESTERLY OF THE LINE AS SHOWN ON LOT LINE ADJUSTMENT NO. 772, CITY OF MORENO VALLEY APPROVED SEPTEMBER 14, 1988, ALSO DESCRIBED IN DEED RECORDED SEPTEMBER 19, 1988 AS INSTRUMENT NO. 269801, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 11; THENCE SOUTH 44° 40' 00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 A DISTANCE OF 234.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45° 20' 00" WEST A DISTANCE OF 180.00 FEET; THENCE SOUTH 44° 40' 00" WEST A DISTANCE OF 99.29 FEET; THENCE NORTH 45° 20' 00" WEST A DISTANCE OF 293.00 FEET; THENCE NORTH 44° 40' 00" EAST A DISTANCE OF 160.82 FEET; THENCE NORTH 00° 32' 34" EAST A DISTANCE OF 41.95 FEET TO THE NORTHERLY LINE OF SAID LOT 11. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST WESTERLY CORNER OF TRACT 23693-1, AS PER MAP RECORDED IN BOOK 236 OF MAPS, PAGES 1 THROUGH 5, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTH 31° 42' 58" EAST A DISTANCE OF 92.51 FEET; THENCE SOUTH 47° 41' 58" EAST A DISTANCE OF 26.01 FEET TO AN ANGLE

POINT IN THE SOUTHEASTERLY LINE OF SAID TRACT 23693-1, SAID ANGLE POINT BEING NORTH 77° 46' 33" WEST A DISTANCE OF 63.48 FEET FROM THE MOST SOUTHERN CORNER OF SAID TRACT 23693-1. ALSO EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY UPON THE SURFACE OF SAID LAND OR SUBSURFACE THEREOF TO A DEPTH OF 500.00 FEET TO REMOVE OR EXACT THE SAME, AS RESERVED BY TRUST DATED FEBRUARY 23, 1965 (TI TRUST NO. 71-5449-005) IN DEED RECORDED NOVEMBER 22, 1983, AS INSTRUMENT NO. 242971 OF OFFICIAL RECORDS.

PARCEL 4:

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. 820, AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 26, 1990 AS INSTRUMENT NO. 90-304924 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 18 OF TRACT NUMBER 22552, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 177 OF MAPS, PAGES 47 THROUGH 52 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH THAT PORTION OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ALSO SHOWN AS THAT CERTAIN REMAINDER PARCEL AS SHOWN BY MAP BOOK 177, PAGES 47 THROUGH 52, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 16 OF SAID TRACT NUMBER 22552; THENCE SOUTH 32° 57' 18" WEST, A DISTANCE OF 183.03 FEET; THENCE SOUTH 23° 36' 57" WEST, A DISTANCE OF 151.39 FEET; THENCE SOUTH 61° 44' 01" WEST, A DISTANCE OF 249.11 FEET; THENCE SOUTH 52° 48' 44" WEST, A DISTANCE OF 360.65 FEET; THENCE SOUTH 30° 43' 52" WEST, A DISTANCE OF 376.30 FEET; THENCE SOUTH 44° 37' 49" WEST, A DISTANCE OF 263.43 FEET TO THE TRUE POINT OF BEGINNING; THE PRECEDING 6 COURSES WERE ALONG THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 30° 53' 06" WEST, A DISTANCE OF 190.56 FEET; THENCE NORTH 74° 07' 47" WEST, A DISTANCE OF 105.37 FEET; THENCE NORTH 08° 20' 36" WEST, A DISTANCE OF 117.67 FEET; THENCE NORTH 79° 47' 15" WEST, A DISTANCE OF 82.49 FEET; THENCE SOUTH 55° 14' 34" WEST, A DISTANCE OF 82.53 FEET; THENCE SOUTH 68° 31' 56" WEST, A DISTANCE OF 251.38 FEET; THENCE SOUTH 48° 48' 30" WEST, A DISTANCE OF 126.11 FEET TO THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 24° 02' 13" WEST, A DISTANCE OF 125.41 FEET; THENCE SOUTH 13° 06' 21" WEST, A DISTANCE OF 115.29 FEET; THENCE SOUTH 81° 02' 05" WEST, A DISTANCE OF 104.59 FEET; THENCE NORTH 45° 14' 20" WEST, A DISTANCE OF 114.80 FEET; THENCE SOUTH 69° 48' 44" WEST, A DISTANCE OF 253.29 FEET; THENCE SOUTH 27° 06' 50" WEST, A DISTANCE OF 191.06 FEET; THENCE SOUTH 66° 09' 17" WEST, A DISTANCE OF 338.33 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE WHICH BEAR SOUTH 42° 15' 48" WEST A DISTANCE OF 288.04 FEET AS SHOWN ON THE EASTERLY LINE OF SAID LOT 18. EXCEPTING THEREFROM THAT PORTION OF SAID LOT 18 LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 16 OF SAID TRACT NUMBER 22552; THENCE SOUTH 32° 57' 18" WEST, A DISTANCE OF 183.03 FEET; THENCE SOUTH 23° 36' 57" WEST, A DISTANCE OF 151.39 FEET; THENCE SOUTH 61° 44' 01" WEST, A DISTANCE OF 249.11 FEET; THENCE SOUTH 52° 48' 44" WEST, A DISTANCE OF 360.65 FEET; THENCE SOUTH 30° 43' 52" WEST, A DISTANCE OF 376.30 FEET; THENCE SOUTH 44° 37' 49" WEST, A DISTANCE OF 263.43 FEET TO THE TRUE POINT OF BEGINNING; THE PROCEEDING 6 COURSES WERE ALONG THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 30° 53' 06" WEST, A DISTANCE OF 190.56 FEET; THENCE NORTH 74° 07' 47" WEST, A DISTANCE OF 105.37 FEET; THENCE NORTH 08° 20' 36" WEST, A DISTANCE OF 117.67 FEET; THENCE NORTH 79° 47' 15" WEST, A DISTANCE OF 82.49 FEET; THENCE

SOUTH 55° 14' 34" WEST, A DISTANCE OF 82.53 FEET; THENCE SOUTH 68° 31' 56" WEST, A DISTANCE OF 251.38 FEET; THENCE SOUTH 48° 48' 30" WEST, A DISTANCE OF 126.11 FEET TO THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 24° 02' 13" WEST, A DISTANCE OF 125.41 FEET; THENCE SOUTH 13° 06' 21" WEST, A DISTANCE OF 115.29 FEET; THENCE SOUTH 81° 02' 05" WEST, A DISTANCE OF 104.59 FEET; THENCE NORTH 45° 14' 20" WEST, A DISTANCE OF 114.80 FEET; THENCE SOUTH 69° 48' 44" WEST, A DISTANCE OF 253.29 FEET; THENCE SOUTH 27° 06' 50" WEST, A DISTANCE OF 191.06 FEET; THENCE SOUTH 66° 09' 17" WEST A DISTANCE OF 338.33 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE WHICH BEARS SOUTH 42° 15' 48" WEST, A DISTANCE OF 288.04 FEET AS SHOWN ON THE EASTERLY LINE OF SAID LOT 18. IN ACCORDANCE WITH LOT LINE ADJUSTMENT 820, CITY OF MORENO VALLEY, APPROVED AND RECORDED OCTOBER 26, 1990, AS INSTRUMENT NO. 394924, OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 18, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 17 OF SAID TRACT 22552; THENCE SOUTH 70° 03' 40" WEST ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 17, A DISTANCE OF 130.00 FEET; THENCE NORTH 00° 50' 50" WEST, A DISTANCE OF 152.74 FEET TO THE NORTHERLY LINE OF SAID LOT 18; THENCE NORTH 73° 31' 00" EAST ALONG SAID LINE, A DISTANCE OF 83.83 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID LINE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 733.00 FEET, THROUGH AN ANGLE OF 03° 27' 02" AN ARC LENGTH OF 44.14 FEET TO THE WESTERLY LINE OF SAID LOT 17; THENCE SOUTH 00° 50' 50" EAST ALONG SAID LINE, A DISTANCE OF 145.98 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY UPON THE SURFACE OF SAID LAND OR SUBSURFACE THEREOF TO A DEPTH OF 500.00 FEET TO REMOVE OR EXACT THE SAME, AS RESERVED BY TRUST DATED FEBRUARY 23, 1965 (TI TRUST NO. 71-5449-005) IN DEED RECORDED NOVEMBER 22, 1983, AS INSTRUMENT NO. 242971, OF OFFICIAL RECORDS. THE ABOVE DESCRIBED DESCRIPTION CONFORMS TO LOT LINE ADJUSTMENT NO. 754, AS APPROVED BY THE CITY OF MORENO VALLEY PLANNING DEPARTMENT ON APRIL 04, 1988. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT IN THE DEED RECORDED FEBRUARY 16, 1989 AS INSTRUMENT NO. 48533, OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 29, TRACT NO. 23390 OF SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP OF SAID TRACT FILED IN BOOK 204, PAGES 100 THROUGH 103 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHAMPIONSHIP DRIVE, 66.00 FEET WIDE, SAID RIGHT-OF-WAY LINE BEING ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 543.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 57° 01' 26" EAST; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE EASTERLY LINE OF SAID LOT 29 SOUTH 09° 06' 03" EAST 38.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE SOUTH 37° 51' 17" EAST 31.25 FEET; THENCE SOUTH 42° 30' 07" WEST 19.18 FEET TO A POINT ON SAID EASTERLY LINE OF LOT 29; THENCE ALONG SAID EASTERLY LINE 09° 06' 03" WEST 39.31 FEET TO THE POINT OF BEGINNING. SAID LEGAL CONFORMS TO LOT LINE ADJUSTMENT NO. 846.

PARCEL 4A:

A 15' GOLF CART EASEMENT AS SHOWN ON THE MAP OF TRACT 22552 LYING WITHIN

LOT 8 OF TRACT 22552, FILED IN BOOK 177 OF MAPS, PAGES 47 THROUGH 52 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5:

LOTS 1, 8 AND 9 OF TRACT NO. 22936, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP THEREOF FILED IN BOOK 191, PAGES 98 THROUGH 104, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHWESTERLY LINE OF SAID LOT 1, SHOWN AS "NORTH 45° 19' 00" EAST 506.86'" ON SAID MAP; THENCE ALONG THE NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF SAID LOT 1, THE FOLLOWING COURSES: EASTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL ANGLE OF 80° 00' 45" AN ARC LENGTH OF 164.78 FEET; THENCE SOUTH 54° 40' 15" EAST 5.52 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 68° 56' 55" AN ARC LENGTH OF 108.30 FEET; THENCE SOUTH 14° 16' 40" WEST 60.00 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 250.57 FEET, THROUGH A CENTRAL ANGLE OF 22° 57' 05" AN ARC LENGTH OF 100.37 FEET; THENCE LEAVING SAID EASTERLY LINE OF LOT 1, NORTH 14° 13' 06" EAST 157.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET AND BEING CONCENTRIC WITH THAT CERTAIN CURVE HEREIN DESCRIBED AS HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, FROM AN INITIAL RADIAL LINE WHICH BEARS SOUTH 75° 43' 20" EAST, THROUGH A CENTRAL ANGLE OF 68° 56' 55" AN ARC LENGTH OF 84.24 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 54° 40' 15" WEST 6.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET AND PASSING THROUGH THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 41' 01" AN ARC LENGTH OF 147.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHWESTERLY LINE OF SAID LOT 1, AS SHOWN AS " $=173^{\circ} 27' 32'' = 140.00'$ $L = 423.84'$ " ON SAID MAP; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62° 33' 15" AN ARC LENGTH OF 152.85 FEET TO A POINT IN A LINE PARALLEL WITH AND 274.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE SOUTHEASTERLY LINE OF SAID LOT 8, SHOWN AS "NORTH 22° 45' 05" EAST 803.54'" ON SAID MAP; THENCE ALONG SAID PARALLEL LINE, NORTH 22° 45' 05" EAST 163.81 FEET TO A POINT IN THAT CERTAIN COURSE IN THE NORTHWESTERLY LINE OF SAID LOT 1, SHOWN AS "NORTH 50° 11' 09" EAST 173.75'" ON SAID MAP; THENCE ALONG SAID COURSE, SOUTH 50° 11' 09" WEST 21.14 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHERLY LINE OF SAID LOT 8, SHOWN AS " $= 172^{\circ} 40' 01''$ R = 125.00' L = 376.70'" ON SAID MAP; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $58^{\circ} 32' 18''$ AN ARC LENGTH OF 127.71 FEET; THENCE NORTH $10^{\circ} 44' 55''$ WEST 135.51 FEET TO A POINT IN THAT CERTAIN COURSE IN THE WESTERLY LINE OF SAID LOT 8, SHOWN AS "NORTH $15^{\circ} 25' 07''$ EAST 486.53'" ON SAID MAP; SAID POINT BEING DISTANT 15.00 FEET, NORTHERLY ALONG SAID COURSE, FROM ITS SOUTHERLY TERMINUS; THENCE SOUTH $15^{\circ} 25' 07''$ WEST 15.00 FEET TO SAID SOUTHERLY TERMINUS AND THE TRUE POINT OF BEGINNING.

PARCEL D:

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHWESTERLY LINE OF SAID LOT 8, SHOWN AS "NORTH $24^{\circ} 13' 22''$ EAST 599.09'" ON SAID MAP; (SAID COURSE TO BE REFERRED TO AS COURSE "A"); THENCE ALONG SAID COURSE, NORTH $24^{\circ} 13' 22''$ EAST 160.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COURSE, NORTH $24^{\circ} 13' 22''$ EAST 438.73 FEET; THENCE NORTH $23^{\circ} 16' 39''$ EAST 193.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE $25^{\circ} 50' 31''$ AN ARC LENGTH OF 67.65 FEET TO A POINT IN A LINE PARALLEL WITH AND 15.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID COURSE DESCRIBED HEREIN AS HAVING A BEARING OF NORTH $23^{\circ} 16' 39''$ EAST AND A DISTANCE OF 193.61 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH $23^{\circ} 16' 39''$ WEST 259.11 FEET TO A POINT IN A LINE PARALLEL WITH AND 15.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID COURSE "A"; THENCE ALONG SAID PARALLEL LINE, SOUTH $24^{\circ} 13' 22''$ WEST 341.00 FEET; THENCE SOUTH $32^{\circ} 56' 15''$ WEST 99.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT 9, SHOWN AS "SOUTH $89^{\circ} 27' 18''$ EAST 1104.37'" ON SAID MAP; (SAID COURSE TO BE REFERRED TO AS COURSE "B"); THENCE ALONG SAID COURSE, SOUTH $89^{\circ} 27' 18''$ EAST 1104.37 FEET TO ITS EASTERLY TERMINUS AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ} 21' 27''$ AN ARC LENGTH OF 61.87 FEET TO A POINT IN A LINE PARALLEL WITH AND 15.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID COURSE "B"; THENCE ALONG SAID PARALLEL LINE NORTH $89^{\circ} 27' 18''$ WEST 1163.74 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 83.00 FEET AND BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE WESTERLY LINE OF SAID LOT 9, SHOWN AS " $= 165^{\circ} 27' 55''$ R = 98.00 L = 283.02'" ON SAID MAP; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 83.00 FEET, THROUGH A CENTRAL ANGLE OF $127^{\circ} 07' 36''$ AN ARC LENGTH OF 184.16 FEET; THENCE SOUTH $3^{\circ} 11' 12''$ EAST 23.61 FEET TO A POINT IN SAID CURVE DESCRIBED HEREIN AS HAVING A RADIUS OF 98.00 FEET; SAID POINT BEING DISTANT 45.73 FEET NORTHWESTERLY ALONG SAID CURVE, FROM ITS SOUTHEASTERLY TERMINUS; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, FROM AN INITIAL RADIAL

LINE WHICH BEARS SOUTH 41° 48' 48" WEST, THROUGH A CENTRAL ANGLE OF 138° 43' 54" AN ARC LENGTH OF 237.29 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL F:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EASTERLY LINE OF SAID LOT 9, SHOWN AS "SOUTH 00° 25' 56" EAST 49.94'" ON SAID MAP; THENCE ALONG SAID COURSE, SOUTH 0° 25' 56" WEST (CORRECTED BEARING) 49.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 26' 07" AN ARC LENGTH OF 48.95 FEET TO A POINT IN A LINE PARALLEL WITH AND 241.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MORENO BEACH DRIVE, AS SHOWN ON SAID MAP; THENCE ALONG SAID PARALLEL LINE NORTH 0° 25' 39" EAST 145.38 FEET TO A POINT IN THAT CERTAIN CURVE IN THE NORTHEASTERLY LINE OF SAID LOT 9, SHOWN AS "89° 53' 14" R = 125.00' L = 196.10' ON SAID MAP; THENCE SOUTHEASTERLY ALONG SAID CURVE, FROM AN INITIAL RADIAL LINE WHICH BEARS NORTH 67° 58' 57" EAST, THROUGH A CENTRAL ANGLE OF 22° 26' 59" AN ARC LENGTH OF 48.98 FEET TO THE TRUE POINT OF BEGINNING. SAID LEGAL CONFORMS TO LOT LINE ADJUSTMENT NO. 824 RECORDED MARCH 29, 1991, AS INSTRUMENT NO. 102574, OF OFFICIAL RECORDS.

PARCEL 5A:

THE NON-EXCLUSIVE RIGHT OF PEDESTRIAN AND GOLF CART INGRESS AND EGRESS OVER THE GOLF CART CROSSING LOCATED UNDER IRIS AVENUE IN THE CITY OF MORENO VALLEY AT STA 54-12.0.

PARCEL 5B:

THE NON-EXCLUSIVE RIGHT OF PEDESTRIAN AND GOLF CART INGRESS AND EGRESS OVER THE GOLF CART CROSSING LOCATED UNDER MORENO BEACH DRIVE IN THE CITY OF MORENO VALLEY AT STA 49-31.1.

PARCEL 5C:

THE NON-EXCLUSIVE RIGHT OF PEDESTRIAN AND GOLF CART INGRESS AND EGRESS OVER THE GOLF CART CROSSING LOCATED UNDER JOHN F. KENNEDY DRIVE IN THE CITY OF MORENO VALLEY STA 110-72.36

PARCEL 5D:

A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO GOLF CART PATHS FOR GOLF CARTS AND OTHER GOLF AND GOLF COURSE-RELATED VEHICLES, TRAFFIC AND USE, NOW HEREAFTER LOCATED THEREON FOR THE BENEFIT OF LOTS 2, 11, 12 AND 18 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OR RIVERSIDE COUNTY, OVER ALL THAT REAL PROPERTY DENOTED AS GOLF CART EASEMENTS OVER LOTS 1, 3, 5, 8, 9, 10, 17, 19, 20, AND 21 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA INC., IN DEED RECORDED FEBRUARY 18, 1988 AS INSTRUMENT NO. 43225 OF OFFICIAL RECORDS. PARCEL 5E: A NON-EXCLUSIVE

EASEMENT FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO EXTERIOR WALLS, FENCES, LANDSCAPING AND OTHER SIMILAR AND RELATED AMENITIES NOW OR HEREAFTER LOCATED THEREON AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC., IN DEED RECORDED FEBRUARY 18, 1988 AS INSTRUMENT NO. 43225 OF OFFICIAL RECORDS, FOR THE BENEFIT OF LOTS 2, 11, 12 AND 18 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, ON OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 5E.1:

THAT PORTION OF LOT 19 OF TRACT 22552 AS SHOWN BY MAP ON FILE IN BOOK 177 OF MAPS, PAGES 47 THROUGH 52 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERLY TERMINUS OF A COURSE IN THE NORTHERLY LINE OF SAID LOT 19 WHICH BEARS NORTH 58° 32' 25" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 75° 59' 18" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 19, A DISTANCE OF 13.58 FEET; THENCE SOUTH 14° 00' 42" WEST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 58° 32' 25" WEST, A DISTANCE OF 22.03 FEET; THENCE SOUTH 14° 00' 42" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 58° 32' 25" WEST, A DISTANCE OF 11.17 FEET TO THE EASTERLY LINE OF THAT CERTAIN 15.00 FEET WIDE LANDSCAPE EASEMENT WITHIN LOT 19 AS SHOWN ON SAID TRACT 22552; THENCE NORTHERLY ALONG SAID EASTERLY LINE ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2082.00 FEET, THROUGH AN ANGLE OF 01° 40' 39", AN ARC LENGTH OF 60.96 FEET TO THE NORTHERLY LINE OF SAID LOT 19, (THE INITIAL RADIAL LINE BEARS SOUTH 73° 11' 22" EAST); THENCE NORTH 58° 32' 25" EAST, ALONG SAID LINE, A DISTANCE OF 10.87 FEET TO THE POINT OF BEGINNING.

PARCEL 5E.2:

THAT PORTION OF LOT 20 OF TRACT 22552 AS SHOWN BY MAP ON FILE IN BOOK 177 OF MAPS, PAGES 47 THROUGH 52 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY TERMINUS OF A COURSE IN THE WESTERLY LINE OF SAID LOT 20 WHICH BEARS NORTH 32° 58' 58" WEST, A DISTANCE OF 31.37 FEET; THENCE NORTH 32° 58' 58" WEST, ALONG SAID LINE, A DISTANCE OF 10.40 FEET TO THE EASTERLY LINE OF THAT CERTAIN 15.00 FOOT WIDE LANDSCAPE EASEMENT WITHIN LOT 20 AS SHOWN ON SAID TRACT 22552; THENCE NORTHERLY ALONG SAID EASTERLY LINE ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2082.00 FEET, THROUGH AN ANGLE OF 01° 39' 29", AN ARC LENGTH OF 60.25 FEET, (THE INITIAL RADIAL LINE BEARS SOUTH 77° 05' 31" EAST); THENCE SOUTH 32° 58' 58" EAST, A DISTANCE OF 10.63 FEET; THENCE SOUTH 14° 00' 42" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 32° 58' 58" EAST, A DISTANCE OF 22.08 FEET; THENCE SOUTH 14° 00' 42" WEST, A DISTANCE OF 19.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE NORTH 75° 59' 18" WEST, ALONG SAID LINE, A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING.

PARCEL 5E.3:

ALL OF THE EASEMENTS (INDICATED AS LANDSCAPE EASEMENT WITHIN LOTS 1, 3, 5, 8, 9, 10, 19, 20 AND 21 OF TRACT 22552 AS SHOWN BY MAP ON FILE IN BOOK 177 OF MAPS, PAGES 47 THROUGH 52 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5F:

A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO EXTERIOR WALLS, FENCES, LANDSCAPING AND OTHER SIMILAR AND RELATED AMENITIES NOW OR HEREINAFTER LOCATED THEREON AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC., IN DEED RECORDED NOVEMBER 16, 1988, AS INSTRUMENT NO. 335610 OF OFFICIAL RECORDS, FOR THE BENEFIT OF LOTS 2, 11, 12, AND 18 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF THE PROPERTY SO SPECIFIED AS "LANDSCAPE EASEMENT" ON LOT 14 AND A PORTION OF LOT 13, OF TRACT 22552 AS SHOWN BY MAP ON FILE IN MAP BOOK 177, PAGES 47 THROUGH 52 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF SAID LOT 14 AND THAT PORTION OF LOT 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14 AND ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE NORTH 62° 01' 37" EAST ALONG THE COMMON LOT LINE BETWEEN SAID LOTS 13 AND 14 A DISTANCE OF 200.48 FEET; THENCE SOUTH 40° 09' 46" WEST, A DISTANCE OF 186.06 FEET TO A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 13 BEARS SOUTH 49° 50' 14" EAST A DISTANCE OF 170.00 FEET, SAID POINT BEING ON THE COMMON LOT LINE BETWEEN SAID LOT 12 AND LOT 13; THENCE NORTH 40° 50' 14" WEST ALONG SAID COMMON LOT LINE BETWEEN LOTS 12 AND 13 A DISTANCE OF 74.66 FEET TO THE POINT OF BEGINNING.

PARCEL 5G:

A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF AND ACCESS TO (A) ROADS, STREETS AND OTHER WAYS NOW OR HEREINAFTER LOCATED UPON THE PROPERTY; AND (B) UNDERGROUND WATER, ELECTRICAL, GAS, CABLE, TELEVISION, TELEPHONE, SEWER, DRAINAGE AND OTHER UTILITY LINES AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED NOVEMBER 16, 1988 AS INSTRUMENT NO. 335610 OF OFFICIAL RECORDS, FOR THE BENEFIT OF LOTS 2, 11, 12, AND 18 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, ON, OVER, ACROSS AND THROUGH LOT 14 AND A PORTION OF LOT 13, OF TRACT 22552 AS SHOWN BY MAP ON FILE IN MAP BOOK 177, PAGES 47 THROUGH 52 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED FOLLOWS: ALL OF SAID LOT 14 AND THAT PORTION OF LOT 13 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 14 AND ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE NORTH 62° 01' 37" EAST ALONG THE COMMON LOT LINE BETWEEN SAID LOTS 13 AND 14 A DISTANCE OF 200.48 FEET; THENCE SOUTH 40° 09' 46" WEST, A DISTANCE OF 186.06 FEET TO A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 13 BEARS SOUTH 49° 50' 14" EAST A DISTANCE OF 170.00 FEET, SAID POINT BEING ON THE COMMON LOT LINE BETWEEN SAID LOT 12 AND LOT 13; THENCE NORTH 40° 50' 14" WEST ALONG SAID COMMON LOT LINE BETWEEN LOTS 12 AND 13 A DISTANCE OF 74.66 FEET TO THE POINT OF BEGINNING.

PARCEL 5H:

A NON-EXCLUSIVE EASEMENT, FOR THE CONSTRUCTION, INSTALLATION, USE,

MAINTENANCE, REPAIR, REPAIR, REPLACEMENT OF AND ACCESS TO EXTERIOR WALLS, FENCES, LANDSCAPING AND OTHER SIMILAR AND RELATED AMENITIES NOW OR HEREAFTER LOCATED THEREON AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED NOVEMBER 22, 1988 AS INSTRUMENT NO. 342427 OF OFFICIAL RECORDS, ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOT 16, A PORTION OF LOTS 12 AND 13 OF TRACT 22552 AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS: ALL OF LOT 16 OF TRACT 22552, TOGETHER WITH ALL OF LOT 13 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 14 AS SHOWN ON SAID MAP AND ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE NORTH 62° 01' 37" EAST ALONG THE COMMON LOT LINE BETWEEN SAID LOTS 13 AND 14 A DISTANCE OF 200.48 FEET; THENCE SOUTH 40° 09' 46" WEST, A DISTANCE OF 186.06 FEET TO A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 13 BEARS SOUTH 49° 50' 14" EAST A DISTANCE OF 170.00 FEET, SAID POINT BEING ON THE COMMON LOT LINE BETWEEN SAID LOT 12 AND LOT 13; THENCE NORTH 49° 50' 14" WEST ALONG SAID COMMON LOT LINE BETWEEN LOTS 12 AND 13 A DISTANCE OF 74.66 FEET TO THE POINT OF BEGINNING. AND INCLUDING A PORTION OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 13; THENCE NORTH 77° 46' 33" WEST A DISTANCE OF 63.48 FEET; THENCE NORTH 35° 12' 14" WEST A DISTANCE OF 117.73 FEET TO A POINT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 13 BEARS SOUTH 49° 50' 14" EAST A DISTANCE OF 170.00 FEET; SAID POINT BEING ON THE COMMON LOT LINE BETWEEN SAID LOT 12 AND SAID LOT 13; THENCE SOUTH 49° 50' 14" EAST ALONG SAID COMMON LOT LINE 170.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5I:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, 5, 6, 7, 8, AND 9 OF TRACT NO. 22936, AS SHOWN BY MAP RECORDED IN BOOK 191, PAGES 98 THROUGH 104, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY OVER LOTS 4, 12, 13 AND 14 OF TRACT 22936, AS PER MAP RECORDED IN BOOK 191 OF MAPS, PAGES 98 THROUGH 104, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO GOLF CART PATHS FOR GOLF CARTS AND OTHER GOLF AND GOLF COURSE-RELATED VEHICLES, TRAFFIC AND USAGE, NOW OR HEREAFTER LOCATED THEREON AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED DECEMBER 29, 1988, AS INSTRUMENT NO. 383455 OFFICIAL RECORDS. EXCEPTING THEREFROM THOSE PORTIONS WHICH WERE QUITCLAIMED TO GREYSTONE HOMES, INC., A DELAWARE CORPORATION, BY QUITCLAIM AND TERMINATION OF EASEMENTS WHICH RECORDED APRIL 08, 2005 AS INSTRUMENT NO. 2005-0279993 OFFICIAL RECORDS.

PARCEL 5J:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, 5, 6, 7, 8, AND 9 OF TRACT NO. 22936, AS SHOWN BY MAP RECORDED IN BOOK 191, PAGES 98 THROUGH 104, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY OVER ALL THAT REAL PROPERTY DENOTED AS R/W FOR LANDSCAPE EASEMENT ON LOTS 4, 12, 13 AND 14 OF TRACT 22936, AS PER MAP RECORDED IN BOOK 191 OF MAPS, PAGES 98 THROUGH 104, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO EXTERIOR WALLS, FENCES, LANDSCAPING AND OTHER SIMILAR AND

RELATED AMENITIES NOW OR HEREAFTER LOCATED THEREON, AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED DECEMBER 29, 1988, AS INSTRUMENT NO. 383455 OF OFFICIAL RECORDS. EXCEPTING THEREFROM THOSE PORTIONS WHICH WERE QUITCLAIMED TO GREYSTONE HOMES INC., A DELAWARE CORPORATION, BY QUITCLAIM AND TERMINATION OF EASEMENTS WHICH RECORDED APRIL 08, 2005 AS INSTRUMENT NO. 2005-0279993 OFFICIAL RECORDS.

PARCEL 5K:

A NON-EXCLUSIVE EASEMENT OVER LOT 17 OF TRACT 22936, AS PER PLAT RECORDED IN BOOK 191 OF MAPS, PAGES 98 THROUGH 104, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF AND ACCESS TO (A) ROADS, STREETS AND OTHER WAYS NOW OR HEREAFTER LOCATED THEREON; AND (B) UNDERGROUND WATER, ELECTRICAL, GAS, CABLE, TELEVISION, TELEPHONE, SEWER, DRAINAGE AND OTHER UTILITY LINES AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED JUNE 30, 1989, AS INSTRUMENT NO. 220667 OFFICIAL RECORDS.

PARCEL 5L:

A NON-EXCLUSIVE EASEMENT, ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOT 17 OF TRACT 22936, AS SHOWN BY MAP RECORDED IN BOOK 191, PAGES 98 THROUGH 104, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, DENOTED AS LETTERED EASEMENTS (A) FOR GOLF CART PATH AND STORM DRAIN FACILITIES FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO GOLF CART FOR CARTS AND OTHER GOLF COURSE-RELATED VEHICLES, TRAFFIC AND USAGE, NOW OR HEREAFTER LOCATED THEREON AND STORM DRAIN FACILITIES AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED JUNE 30, 1989 AS INSTRUMENT NO. 220667, OF OFFICIAL RECORDS.

PARCEL 5M:

A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF AND ACCESS TO (A) ROADS, STREETS AND OTHER WAYS NOW OR HEREAFTER LOCATED THEREON; AND (B) UNDERGROUND WATER, ELECTRICAL, GAS, CABLE, TELEVISION, TELEPHONE, SEWER, DRAINAGE AND OTHER UTILITY LINES AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED OCTOBER 31, 1989, AS INSTRUMENT NO. 379927 OF OFFICIAL RECORDS, OVER LOT 16 OF TRACT 22936, AS PER PLAT RECORDED IN BOOK 191 OF MAPS, PAGES 98 THROUGH 104, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY AND NORTHWESTERLY LINE OF MORENO BEACH DRIVE AS SHOWN ON AMENDED PARCEL MAP 16950 RECORDED IN BOOK 113, PAGES 62 THROUGH 70, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY. FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED IN THE DEED TO THE ROBERT P. WARMINGTON CO., A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 18, 1987, AS INSTRUMENT NO. 271793, OF OFFICIAL RECORDS.

PARCEL 5N:

A NON-EXCLUSIVE EASEMENT, ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOT 16 OF TRACT 22936, AS SHOWN BY MAP RECORDED IN BOOK 191, PAGES 98 THROUGH 104, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY DENOTED AS LETTERED EASEMENTS (A) FOR GOLF CART PATH AND STORM DRAIN FACILITIES FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO GOLF CART PATHS FOR CARTS AND OTHER GOLF COURSE-RELATED VEHICLES, TRAFFIC AND USAGE, NOW OR HEREINAFTER LOCATED THEREON AND STORM DRAIN FACILITIES AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED OCTOBER 31, 1989 AS INSTRUMENT NO. 379927 OF OFFICIAL RECORDS.

PARCEL 5O:

A NON-EXCLUSIVE EASEMENT OVER LOT 4 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF AND ACCESS TO (A) ROADS, STREETS AND OTHER WAYS NOW OR HEREAFTER LOCATED UPON THE PROPERTY; AND (B) UNDERGROUND WATER, ELECTRICAL, GAS, CABLE, TELEVISION, TELEPHONE, SEWERS, DRAINAGE AND OTHER UTILITY LINES AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED DECEMBER 22, 1989, AS INSTRUMENT NO. 448561 OF OFFICIAL RECORDS. PARCEL 5P: A NON-EXCLUSIVE AND EASEMENT, IN PERPETUITY, ON, OVER, OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOT 4 OF TRACT 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY SO SPECIFIED AS "LANDSCAPE EASEMENT" FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO EXTERIOR WALLS, FENCES, LANDSCAPING AND OTHER SIMILAR AND RELATED AMENITIES NOW OR HEREAFTER LOCATED THEREON AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED DECEMBER 22, 1989, AS INSTRUMENT NO. 448561 OFFICIAL RECORDS.

PARCEL 5Q:

A NON-EXCLUSIVE EASEMENT, ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF LOT 4 OF TRACT MAP 22552, AS SHOWN BY MAP RECORDED IN BOOK 177, PAGES 47 THROUGH 52, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, SO SPECIFIED AS "EQUESTRIAN EASEMENT" FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT OF AND ACCESS TO EQUESTRIAN TRAILS AND OTHER SIMILAR AND RELATED AMENITIES NOW OR HEREAFTER LOCATED THEREON AS RESERVED BY LANDMARK LAND COMPANY OF CALIFORNIA, INC. IN DEED RECORDED DECEMBER 22, 1989 AS INSTRUMENT NO. 448561 OF OFFICIAL RECORDS.

PARCEL 5R:

AN EASEMENT FOR STORM DRAIN PURPOSES ACROSS, THROUGH AND UNDER THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF LOT 4 OF TRACT 22936, AS SHOWN BY MAP ON FILE IN MAP BOOK 191, PAGES 98 THROUGH 104 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 17 OF SAID TRACT 22936; THENCE NORTH 13° 10' 55" EAST, ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 12.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 79° 13' 49" WEST AND PARALLEL WITH THE

NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 355.16 FEET TO THE EASTERLY LINE OF LOT 7 OF SAID TRACT 22936, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 50° 41' 17" EAST; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF LOT 7 AND ALONG SAID NONTANGENT CURVE THROUGH A CENTRAL ANGLE OF 00° 51' 58", AN ARC LENGTH OF 2.27 FEET TO A POINT WHICH IS 9.00 FEET NORTHERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHERLY LINE OF SAID LOT 17; THENCE NORTH 79° 13' 49" EAST, PARALLEL WITH AND 9.00 FEET NORTHERLY OF (MEASURED AT RIGHT ANGLES) TO THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 353.20 FEET TO SAID EASTERLY LINE OF LOT 4; THENCE NORTH 13° 10' 55" EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 2.19 FEET TO THE TRUE POINT OF BEGINNING, AS GRANTED TO LANDMARK LAND COMPANY OF CALIFORNIA, INC., IN EASEMENT RECORDED DEC 30, 1991, AS INSTRUMENT NO. 449422, OF OFFICIAL RECORDS.

PARCEL 5S:

AN EASEMENT FOR STORM DRAIN PURPOSES ACROSS, THROUGH, AND UNDER THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF LOT 4 OF TRACT 22936, AS SHOWN BY MAP ON FILE IN MAP BOOK 191, PAGES 98 THROUGH 104 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 17 OF SAID TRACT 22936; THENCE NORTH 00° 26' 12" WEST ALONG THE EASTERLY LINE OF LOT 6 OF SAID TRACT 22936; THENCE NORTH 00° 26' 12" WEST ALONG THE EASTERLY LINE OF LOT 6 OF SAID TRACT 22936, A DISTANCE OF 7.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 26' 12" WEST CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 4.50 FEET; THENCE NORTH 88° 58' 02" EAST, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 268.23 FEET TO THE EASTERLY LINE OF LOT 7 OF SAID TRACT 22936, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 125.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 79° 38' 41" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 7 AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02° 05' 49", AN ARC LENGTH OF 4.57 FEET TO THE BEGINNING OF A LINE NON-TANGENT TO SAID CURVE; THENCE SOUTH 88° 58' 02" WEST, PARALLEL WITH AND 7.50 NORTHERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 267.45 FEET TO THE TRUE POINT OF BEGINNING; AS GRANTED TO LANDMARK LAND COMPANY OF CALIFORNIA, INC., IN EASEMENT RECORDED DECEMBER 30, 1991, AS INSTRUMENT NO. 449421, OF OFFICIAL RECORDS.

PARCEL 5T:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE AND ENJOYMENT TO DRAW AND USE WATER AS GRANTED TO LANDMARK LAND COMPANY OF CALIFORNIA, INC., IN DEED RECORDED APRIL 03, 1987, AS INSTRUMENT NO. 93094 AND AS MODIFIED IN MODIFICATION OF EASEMENT RECORDED MARCH 14, 1989, AS INSTRUMENT NO. 78086 AND QUITCLAIM DEED MODIFICATION AND EASEMENT DEED RECORDED ON DECEMBER 30, 1991 AS INSTRUMENT NO. 449423, ALL OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF PARCEL MAP 22701 AS SHOWN BY MAP ON FILE IN BOOK 159 OF PARCEL MAPS, PAGES 3 THROUGH 14 THEREOF, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 5TA:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MORRISON STREET AND THE NORTHERLY LINE OF PARCEL 1 OF SAID PARCEL MAP 22701; THENCE SOUTH 89° 32' 58" EAST, ALONG SAID NORTHERLY LINE A DISTANCE OF 52.15 FEET; THENCE SOUTH 00° 27' 02" WEST, A DISTANCE OF 20.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 27' 02" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89° 32' 58" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00° 27' 02" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89° 32' 58" EAST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5TB:

AN 8.00 FOOT WIDE EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE HEREIN ABOVE DESCRIBED TRUE POINT OF BEGINNING; THENCE NORTH 45° 27' 02" EAST, A DISTANCE OF 14.25 FEET TO A LINE WHICH IS PARALLEL WITH AND 10.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES, THE NORTHERLY LINE OF SAID PARCEL 1; THEN SOUTH 89° 32' 58" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 1223.09 FEET TO A LINE WHICH IS PARALLEL WITH AND 35.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 00° 23' 38" WEST, ALONG LAST SAID PARALLEL LINE A DISTANCE OF 946.37 FEET TO THE NORTHERLY LINE OF LOT "I" AS SHOWN ON SAID PARCEL MAP 22701. THEN SIDELINES OF THE ABOVE DESCRIBED PARCEL "B" TO BE LENGTHENED OR SHORTENED AS TO TERMINATE TO THE WEST ON THE NORTH AND EAST LINES OF THE ABOVE DESCRIBED PARCEL "A" AND TERMINATE TO THE SOUTH ON SAID NORTHERLY LINE OF LOT "I".

PARCEL 5TC:

AN 8.00 FOOT WIDE EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MORRISON STREET AND THE SOUTHERLY LINE OF BLOCK 152 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; THENCE SOUTH 89° 32' 58" EAST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 152 A DISTANCE OF 29.58 FEET; THENCE SOUTH 00° 27' 02" WEST, A DISTANCE OF 30.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45° 27' 02" EAST, A DISTANCE OF 29.22 FEET TO A LINE WHICH IS PARALLEL WITH AND 10.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES, THE SOUTHERLY LINE OF SAID BLOCK 152; THENCE SOUTH 89° 32' 58" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 1235.08 FEET TO A LINE WHICH IS PARALLEL WITH AND 35.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, THE WESTERLY LINE OF BLOCK 157 OF SAID BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, MAP NO. 1; THENCE SOUTH 00° 23' 38" WEST, ALONG LAST SAID PARALLEL LINE A DISTANCE OF 1448.69 FEET TO POINT "A", SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1929.00 FEET, A RADIAL LINE FROM SAID BEGINNING BEARS NORTH 00° 36' 32" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 02' 14" AN ARC LENGTH OF 34.92 FEET TO A LINE WHICH IS PARALLEL WITH AND 138.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES, THE SOUTHERLY LINE OF SAID BLOCK 157; THENCE SOUTH 89° 34' 18" EAST ALONG LAST SAID PARALLEL LINE A DISTANCE OF 1319.63 FEET TO A LINE WHICH IS PARALLEL WITH AND 138.00 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLE, THE SOUTHERLY LINE OF BLOCK 158 OF SAID BEAR

VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP NO. 1; THENCE SOUTH 89° 33' 44" EAST ALONG LAST SAID PARALLEL LINE A DISTANCE OF 120.89 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DEED RECORDED 9-18-97 AS INSTRUMENT NO. 271793 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THAT PORTION WHICH FALLS WITHIN PARCEL 1 OF PARCEL MAP 22701 AS SHOWN BY PARCEL MAP ON FILE IN BOOK 159 OF PARCEL MAPS, PAGES 3 THROUGH 14 THEREOF RECORDS OF THE COUNTY OF RIVERSIDE. THE SIDELINES OF THE ABOVE DESCRIBED PARCEL TO BE LENGTHENED OR SHORTENED AS TO TERMINATE TO THE NORTH ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1 AND TO TERMINATE TO THE EAST ON THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED BY DEED RECORDED 9-18-87 AS INSTRUMENT NO. 271793.

PARCEL 5U:

EASEMENTS CREATED BY THAT CERTAIN EASEMENT GRANT DEED FROM VIA VERDE COMMUNITY ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, TO ATSUGI KOKUSAI (U.S.A.), INC., A CALIFORNIA CORPORATION, WHICH RECORDED APRIL 08, 2005 AS INSTRUMENT NO. 2005-0279994 OFFICIAL RECORDS. PARCEL 6: OPEN SPACE LOTS H AND I OF TRACT NO. 30195, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 325, PAGES 1-7 OF MAPS, RECORDS OF SAID COUNTY. APN: 304-240-003-6 (AFFECTS LOT 2 OF PARCEL 1) 304-260-006-1 (AFFECTS LOT 3 OF PARCEL 1) 304-280-014-0 (AFFECTS LOT 5 OF PARCEL 1) 304-260-003-8 (AFFECTS LOT 6 OF PARCEL 1) 304-260-005-0 (AFFECTS LOT 7 OF PARCEL 1) 304-030-005-9 (AFFECTS PARCEL 2) 304-100-007-7 (AFFECTS PARCEL 3) 304-100-008-8 (AFFECTS PARCEL 4; OLD APN: 304-100-006-6) 304-240-006-9 (AFFECTS PORTION OF LOT 8 OF PARCEL 5) 304-250-006-0 (AFFECTS PORTION OF LOT 8 OF PARCEL 5) 304-240-010-2 (AFFECTS LOT 9 OF PARCEL 5) 304-240-013-5 (AFFECTS PORTION OF LOT 1 OF PARCEL 5) 304-250-008-2 (AFFECTS PORTION OF LOT 1 OF PARCEL 5) 304-401-011 (AFFECTS LOT H OF PARCEL 6) 304-403-012 (AFFECTS LOT I OF PARCEL 6)

LESS AND EXCEPTING THAT CERTAIN PARCEL OF LAND SHOWN ON TENTATIVE MAP 37189 TO BE RECORDED IN THE OFFICIAL RECORDS AS SHOWN IN EXHIBIT A ATTACHED HERETO.