

Recording requested by, and
When recorded, return to:

State of California
Department of Parks and Recreation
Grants and Local Services Division
P.O. Box 942896
Sacramento, CA 94296-0001

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

36.00
2010000375108 10:39 am 08/05/10
90 413 M10 11
0.00 0.00 0.00 0.00 30.00 0.00 0.00 0.00

County: Orange
(BASED ON PROJECT LOCATION)

APN: 420-011-11
(PROJECT'S ASSESSOR PARCEL NUMBER)

Space above this line for Recorder's use

Memorandum of Unrecorded Grant Agreement

This Memorandum of Unrecorded Grant Agreement (Memorandum), dated as of 1/27/10 (DATE SIGNED BY GRANTEE), is recorded to provide notice of an agreement between the State of California, acting by and through the Department of Parks and Recreation (DPR), and the City of Costa Mesa (GRANTEE).

RECITALS

- A. On or about 1/26/06 (DATE CONTRACT EXECUTED), DPR and Grantee entered into a certain Grant Agreement No. C8942015 (DPR CONTRACT #), pursuant to which DPR granted to Grantee certain funds for 06-01595 (DPR PROJECT #), for the acquisition and/or improvement of certain real property more particularly described in attached "Exhibit A" and incorporated by reference (the "Real Property").
- B. Under the terms of the Grant Agreement, DPR reserved certain rights with respect to the Real Property acquired or improved with the grant funds.
- C. Grantee desires to execute this Memorandum to provide constructive notice to all third parties of certain rights reserved by DPR under the Grant Agreement.

NOTICE

- 1. The Real Property (including any portion of it or any interest in it) may not be sold or transferred without the written approval of the State of California, acting by and through the Department of Parks and Recreation (DPR), or its successor, provided that such approval shall not be unreasonably withheld as long as the purposes for which the Grant was awarded are maintained.

For additional terms and conditions of the Grant, reference should be made to the Grant Agreement which is on file with the DPR located at: Office of Grants and Local Services, 1416 Ninth Street, Room 918, Sacramento, CA 95814.

Department of Parks and Recreation:
 By: Richard Rendon 6/14/10
 Signature Date
Richard Rendon, Supervisor
 Printed Name and Title

GRANTEE:
 By: Peter Naghavi 1/27/10
 Signature Date
Peter Naghavi, Director of Public Services
 Printed Name and Title
 Authorized Representative
 City of Costa Mesa

IT
11P

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On August 3, 2010 before me, Cheryl Rae Helwig, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Peter Naghavi
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cheryl Rae Helwig
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Memorandum of Unrecorded Grant Agreement
 Document Date: 1/27/10 Number of Pages: 5
 Signer(s) Other Than Named Above: Richard Rendon

Capacity(ies) Claimed by Signer(s)

Signer's Name: Peter Naghavi
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: Director of Public Services
 Signer Is Representing: City of Costa Mesa



Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



ACKNOWLEDGMENT

State of: California

County of: Sacramento

On June 10, 2010, before me, Lehua O. Anderson, Notary Public
(name and title of the officer)

personally appeared Richard Daniel Rendon

who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



A handwritten signature in dark ink, appearing to be "Lehua O. Anderson".

Signature of Notary Public

(seal)

This is to certify that this document is presented for recording by the State Real Estate Division under Gov. Code Sec. 11012.

Documentary Transfer Tax \$ 1,100.00
(Computed on Full Value)

86-026581

RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY CALIFORNIA

-2 03 PM JAN 21 '86

EXEMPT
C8

Office of the County Recorder

By [Signature]

By [Signature]

1 Recorded at request of, and return to:
2 Eilee P. Phinney, City Clerk
3 City of Costa Mesa
4 77 Fair Drive
5 Costa Mesa, CA 92626

Project No. PR46B-101.3
Project: Fairview Regional Park

GRANT DEED

8 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
9 the ORANGE COUNTY HARBORS, BEACHES AND PARKS DISTRICT
10 does hereby GRANT to the CITY OF COSTA MESA the real property in the County of Orange,
11 State of California, described as:

12 That portion of Lot A of the Banning Tract, in the city of Costa
13 Mesa, county of Orange, state of California, as shown on a map filed in
14 the case of Hancock Banning and others, versus Mary H. Banning, for
15 petition and being Action No. 6385 in the Superior Court of the State of
16 California, in and for the County of Los Angeles, California, together
17 with those portions of Lots 3, 4, and 5 of the J. A. Day Tract, in said
18 city, county and state, recorded in book 4, page 50 of Miscellaneous Maps
19 in the office of the County Recorder of said Orange County, described as a
20 whole as Parcel GA 551-1.01 in a deed to the Orange County Harbors,
21 Beaches and Parks District recorded April 3, 1973 in book 10625, page 278
22 of Official Records in the office of said County Recorder.

23 EXCEPT therefrom the westerly 200.00 feet of said Parcel GA 551-1.01,
24 said 200.00 feet being measured at right angles to the westerly line of
25 said Parcel.

26 ALSO EXCEPT therefrom that portion lying southerly and westerly of
27 the following described line:

28 Beginning at a point in the westerly line of said Parcel GA 551-1.01,
said point being distant S. 13°24'49" W., 1025.51 feet, measured along
said westerly line, from the northwesterly corner of said Parcel; thence
S. 76°35'11" E., 949.45 feet; thence S. 12°28'45" W., 314.88 feet; thence
S. 14°06'38" W., 208.94 feet; thence S. 9°15'00" W., 251.00 feet; thence
S. 8°40'51" W., 294.03 feet; thence S. 5°38'55" W., 328.70 feet; thence
S. 7°14'42" W., 228.30 feet; thence S. 6°37'40" W., 360.32 feet; thence
S. 3°43'58" W., 206.93 feet; thence S. 6°45'13" W., 248.06 feet; thence
S. 19°35'27" W., 300.28 feet to a point on the southerly line of said
Parcel GA 551-1.01, said point being distant N. 89°27'30" E.,
1171.89 feet, measured along said southerly line, from the southwestly
corner of said Parcel.

DG:alj:abs
26A-10-1(4)
12-30-85

1 COVENANTS, CONDITIONS AND RESTRICTIONS

2 The above described property is granted upon the express condition that the parcel be
3 perpetually used for public park, recreation, and open space purposes. Public park,
4 recreation, and open space is defined as those uses consistent with applicable provi-
5 sions of Section 11011.1 of Government Code of California and State-approved General
6 Development Plan.

7 A breach of said condition shall cause said property to revert to Grantor, its heirs,
8 successors, or assigns, who shall have the right of immediate re-entry upon said pre-
9 mises.

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1 IN WITNESS WHEREOF, the Orange County Harbors, Beaches and Parks District has caused
2 this Grant Deed to be executed this 21st day of January,
3 19 86.

4 SIGNED AND CERTIFIED THAT A COPY OF
5 THIS DOCUMENT HAS BEEN DELIVERED TO
6 THE CHAIRMAN OF THE BOARD.

ORANGE COUNTY HARBORS, BEACHES AND
PARKS DISTRICT

7 Jeri L. Stately
8 LINDA D. ROBERTS
9 Clerk of the Board of Supervisors of
10 County of Orange and governing Board
11 of the Orange County Harbors, Beaches
12 and Parks District

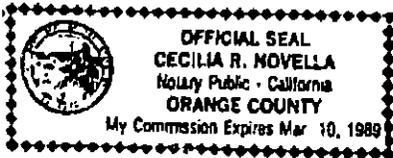
By Ralph B. Clark
Chairman, Board of Supervisors of
County of Orange and acting as the
governing board of Orange County
Harbors, Beaches and Parks District

13 STATE OF CALIFORNIA)
14) SS.
15 COUNTY OF ORANGE)

16 On this 21st day of January in the year 1986, before me, _____

17 Cecilia R. Novella, personally appeared Jeri L. Stately personally
18 known to me (or proved to me on the basis of satisfactory evidence) to be Asst. Clerk of the
19 Board of Supervisors of the County of Orange, said board acting as the governing board
20 of the Orange County Harbors, Beaches and Parks District, and known to me (or proved to
21 me on the basis of satisfactory evidence) to be the person who executed the within
22 instrument on behalf of the Orange County Harbors, Beaches and Parks District pursuant
23 to Government Code Section 25103, and acknowledged to me that such political subdivision
24 executed the same by use of an authorized facsimile signature.

25 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and
26 year in this certificate first above written.



Cecilia R. Novella

APPROVALS

Approved as to Form County Counsel By <u>O. M. MOORE</u> Date <u>1/8/86</u>	
Description Compared By <u>Doreen Garza</u>	

86 -026581

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by a Grant Deed dated January 21, 1986, from the ORANGE COUNTY HARBORS, BEACHES AND PARKS DISTRICT, is hereby accepted by the City Clerk of the City of Costa Mesa on behalf of the City Council of said City, pursuant to authority conferred by Resolution No. 74-75 of the City Council of the City of Costa Mesa, adopted on the 1st day of October, 1974, and the grantee consents to recordation thereof by its duly authorized officer, namely, the City Clerk of the City of Costa Mesa.

DATED: January 21, 1986

Eileen P. Phinney
City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa



REISSUED PRELIMINARY REPORT

EFFECTIVE DATE: **April 03, 2008, 7:30am**

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE as to Parcel 1 AND 3;
AN EASEMENT more fully described below as to Parcel 3

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS **VESTED IN:**

CITY OF COSTA MESA, A MUNICIPALITY

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT A OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6385, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, BEING AN ACTION FOR PARTITION, ENTITLED HANCOCK BANNING AND OTHERS VS. MARY H. BANNING AND ALSO THAT PORTION OF LOTS 3, 4 AND 5 OF THE J.A. DAY TRACT, RECORDED IN BOOK 4 PAGE 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND MORE PARTICULARLY SHOWN ON A MAP FILED IN BOOK 53 PAGES 34 TO 36 OF RECORD OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8 PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY AND THE CENTER LINE OF PLACENTIA AVENUE, AS SAID CENTER LINE IS SHOWN ON THE MAP OF TRACT NO. 2215 RECORDED IN BOOK 106 PAGE 34, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID FAIRVIEW FARMS, SOUTH 89° 27' 30" WEST 2640.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 32' 30" WEST 660.00 FEET; THENCE NORTH 89° 27' 30" EAST 660.14 FEET; THENCE NORTH 0° 32' 30" WEST 209.11 FEET; THENCE NORTH 51° 50' 47" EAST 662.84 FEET; THENCE NORTH 37° 15' 16" EAST 30.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY SAID POINT BEING ON THE CENTERLINE OF PLACENTIA AVENUE, HAVING A RADIUS OF 800.00 FEET; A RADIAL LINE FROM SAID POINT BEARS NORTH 37° 15' 16" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 31' 27", AN ARC DISTANCE OF 733.38 FEET; THENCE NORTH 0° 13' 17" WEST 426.91 FEET TO THE NORTHWEST CORNER OF PARCEL "F" AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 68° 48' 33" EAST 997.43 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "F" TO THE SOUTHEASTERLY CORNER OF PARCEL "E" AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "E", NORTH 0° 12' 30" WEST 98.24 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 30' 00", AN ARC DISTANCE OF 215.98 FEET; THENCE NORTH 22° 17' 30" EAST 317.12 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78° 13' 11" AN ARC DISTANCE OF 477.82 FEET TO A POINT; A RADIAL LINE FROM SAID POINT BEARS SOUTH 34° 04' 19" WEST; THENCE NORTH 0° 12' 30" WEST 890.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT A OF THE BANNING TRACT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 28' 13" WEST 3164.10 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 455.00 FEET MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE SANTA ANA RIVER CHANNEL, AS SAID CENTER LINE IS SHOWN ON A MAP FILED IN BOOK 12 PAGE 25 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ORANGE, STATE OF CALIFORNIA; THENCE SOUTH 13° 24' 49" WEST ALONG SAID PARALLEL LINE, 4034.61 FEET TO THE NORTHERLY LINE OF SAID FAIRVIEW FARMS; THENCE NORTH 89° 27' 30" EAST 2260.02 FEET ALONG THE NORTHERLY LINE OF SAID FAIRVIEW FARMS TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL H-1 AS SHOWN ON A MAP FILED IN BOOK 53 PAGES 34 TO 36 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO SUCH EASEMENT OR EASEMENTS AS ARE SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 53 PAGES 35 AND 36 OF RECORD OF SURVEY AND ACQUIRED BY GRANTOR UNDER THAT CERTAIN AGREEMENT RECORDED IN BOOK 4152 PAGE 223, OFFICIAL RECORDS AND DEED RECORDED IN BOOK 6799 PAGE 513, OFFICIAL RECORDS AS IT AFFECTS SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO THE EXPRESS CONDITION SUBSEQUENT THAT THE REAL PROPERTY CONVEYED SHALL BE USED ONLY FOR PARK AND RECREATION PURPOSES FOR A PERIOD OF 25 YEARS. SHOULD SAID EXPRESS CONDITION BE VIOLATED, THE STATE OF CALIFORNIA SHALL HAVE THE RIGHT TO RE-

LEGAL DESCRIPTION

EXHIBIT "A" (CONTINUED)

ENTER AND TAKE POSSESSION OF THE REAL PROPERTY, AND UPON SUCH RE-ENTRY, TITLE THERETO SHALL THEREUPON REVERT TO THE STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND BEING DESIGNATED AS COUNTY TAX ASSESSOR'S PARCEL NO. 420-011-09, 420-011-11, 420-011-15, 420-011-16, 420-012-001, AND 420-012-002, BEING A PORTION OF THE PROPERTY DESCRIBED AS FOLLOWS: LOT A OF THE BANNING TRACT.

THE AFOREMENTIONED LEGAL DESCRIPTION IS IN LIKELY VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT, AND SAID LEGAL DESCRIPTION CANNOT BE USED, COPIES OR REPRESENTED WITHIN THE PUBLIC RECORD.

PARCEL 2:

THAT PORTION OF LOT A OF THE BANNING TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION AND BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES MORE PARTICULARLY DESIGNATED AS PARCEL H-1 ON A MAP FILED IN BOOK 53 PAGES 34 TO 36 OF RECORD OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ORANGE COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL H-1 THE FOLLOWING COURSES:

NORTH 79° 29' 00" WEST, 540.24 FEET; THENCE NORTH 0° 24' 54" WEST, 740.07 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN EASEMENT DESCRIBED AND DELINEATED IN BOOK 4761 PAGE 550 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID CENTERLINE AND CONTINUING NORTH 89° 35' 23" EAST, 97.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY 447.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 16' 07"; THENCE TANGENT TO SAID CURVE SOUTH 39° 08' 30" EAST, 134.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY 171.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 36' 06" 800.00 FEET A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 76° 37' 28" WEST; THENCE LEAVING THE CENTERLINE OF SAID EASEMENT DESCRIBED IN BOOK 4761 PAGE 550 OF OFFICIAL RECORDS AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL H-1, THE FOLLOWING COURSES:

SOUTHERLY 157.19 FEET ALONG SAID CURVE OF 800.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 11° 15' 29"; THENCE SOUTH 24° 38' 01" WEST, 145.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHERLY 167.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 04" TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR STREET AND HIGHWAY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT "A" OF THE BANNING TRACT, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION AND BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES AND MORE PARTICULARLY DESIGNATED ON A MAP FILED IN BOOK 53 PAGES 34 TO 36 OF RECORD OF SURVEY OF SAID COUNTY OF ORANGE, SITUATED WITHIN A 60 FOOT STRIP OF LAND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT "A" AND THE EASTERLY LINE OF PARCEL H-2, ALL AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 0° 31' 47" EAST, 301.45 FEET TO

LEGAL DESCRIPTION

EXHIBIT "A" (CONTINUED)

THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 800 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 25° 09' 48", A DISTANCE OF 351.34 FEET; THENCE SOUTH 24° 38' 01" WEST, 145.87 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 800 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 24° 51' 18", A DISTANCE OF 347.04 FEET THENCE SOUTH 0° 13' 17" EAST, 436.80 FEET.

THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO TERMINATE IN SAID NORTH LINE OF LOT "A", AND IN THE SOUTHERLY LINE, AND ITS WESTERLY PROLONGATION OF PARCEL "E" AS SAID SOUTHERLY LINE IS SHOWN ON SAID RECORD OF SURVEY.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 2

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND BEING DESIGNATED AS COUNTY TAX ASSESSOR'S PARCEL NO. 420-011-10, BEING A PORTION OF THE PROPERTY DESCRIBED AS FOLLOWS: LOT A OF THE BANNING TRACT.

THE AFOREMENTIONED LEGAL DESCRIPTION IS IN LIKELY VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT, AND SAID LEGAL DESCRIPTION CANNOT BE USED, COPIED OR REPRESENTED WITHIN THE PUBLIC RECORD.