

EXHIBIT "A-1"
LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

(APN: 478-220-01)

LOTS 1, 2 AND 7 IN BLOCK 59 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 488-350-3, 4)

LOTS 5 AND 6 IN BLOCK 55 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-220-7)

LOT 4 IN BLOCK 60 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

(APN: 423-250-2, 7, 10, 11, 18)

PARCELS 1, 2 AND 10 OF PARCEL MAP 17905, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 70 THROUGH 83, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

(APN: 422-070-18, 20, 22)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF FRACTION 7, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, WHICH LIES NORTH OF THE SOUTH LINE OF LOTS 1, 2, 3 AND 4 IN BLOCK 57 AND WHICH LIES NORTH OF THE SOUTH LINE OF LOT 1 AND ITS EASTERLY EXTENSION AND LOT 2 IN BLOCK 58 AS LOTS AND BLOCKS ARE SHOWN ON MAP 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY RECORDED IN BOOK 11, PAGE 10 OF MAPS, SAN BERNARDINO RECORDS.

EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF PARCELS 2 AND 3 OF PARCEL MAP NO. 8113, ON FILE IN BOOK 28, PAGE 38 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPT THAT PORTION WHICH LIES NORTHEAST OF THE WESTERLY LINE OF STATE HIGHWAY ROUTE 194, 100.00 FEET IN WIDTH AS DESCRIBED IN THE DEEDS RECORDED OCTOBER 27, 1936 AS FILE NOS. 1498 AND 1499 IN BOOK 300, PAGES 344 AND 345 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPT ONE-HALF OF ALL GAS, OIL AND MINERAL RIGHTS 500.00 FEET BELOW THE SURFACE AS RESERVED IN THE DEEDS RECORDED SEPTEMBER 01, 1960 AS FILE NOS. 77097, 77098, 77099 AND 77100 ALL OF OFFICIAL RECORDS.

TOGETHER WITH:

(APN: 478-220-17, 18, 19, 20, 21, 22, 23, 24)
LOTS 1 THROUGH 8, INCLUSIVE, IN BLOCK 81 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-220-15, 16, 25, 26, ,28)
LOTS 1, 2, 3, 4, 5, 6, AND 8 IN BLOCK 82 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPTING FROM LOT 7, ONE HALF OF ALL OIL, GAS, MINERAL AND SUBSURFACE RIGHTS 500 FEET OR MORE BELOW THE SURFACE, BUT WITHOUT ANY RIGHTS WHATSOEVER TO THE USE OF THE SURFACE OR THE SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET FROM SAID SURFACE FOR ANY PURPOSE INCIDENTAL TO THE OWNERSHIP OF SAID SUBSTANCES, AS RESERVED TO MARY B. TRAUTWEIN, A WIDOW, ET AL. BY DEED RECORDED MARCH 6, 1964 AS INSTRUMENT NO. 28654 OF OFFICIAL RECORDS

TOGETHER WITH:

(APN: 478-230-7)
LOTS 1 THROUGH 8 IN BLOCK 87 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-230-1, 2, 3, 4, 5, 6)
LOTS 1 THROUGH 4, 7 AND 8 IN BLOCK 88 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11,

PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-230-19-0, 20)

LOTS 2 AND 7 IN BLOCK 109 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPT FROM SAID LOT 7 BLOCK 109 THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE IN DEED RECORDED JULY 24, 1973 AS FILE NO. 97183 OF OFFICIAL RECORDS.

TOGETHER WITH:

(APN: 478-230-11, 14)

LOTS 1 AND 8 IN BLOCK 109 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-230-9, 10)

LOTS 3 AND 4 IN BLOCK 110 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 11 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-210-54-9)

LOTS 1 THROUGH 4, BLOCK 1 OF THE TOWN OF MORENO, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THE NORTHERLY 10 FEET OF THAT PORTION OF BAY AVENUE, VACATED BY RESOLUTION RECORDED JANUARY 10, 1974 AS FILE NO. 4002 OF OFFICIAL RECORDS, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EAST LINE OF RUSSELL STREET AND THE SOUTHERLY PROLONGATION OF EAST LINE OF LOT 4 IN BOOK 1 AS SHOWN ON AS MAP OF TOWN OF MORENO.

TOGETHER WITH:

(APN: 478-210-55-0)

LOTS 1 THROUGH 4, BLOCK 2 OF TOWN OF MORENO, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN

BOOK 11, PAGE(S) 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THE NORTHERLY 10 FEET OF THAT PORTION OF BAY AVENUE, VACATED BY RESOLUTION RECORDED JANUARY 10, 1974 AS FILE NO. 4002 OF OFFICIAL RECORDS, LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EAST LINE OF REDLANDS BOULEVARD AND THE SOUTHERLY PROLONGATION OF THE WEST LINE OF RUSSEL STREET AS SHOWN ON SAID MAP OF TOWN OF MORENO.

TOGETHER WITH:

(APN: 478-220-4, 5, 6, 10, 11)

LOTS 1, 2, 3, 7 AND 8 IN BLOCK 60 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 488-350-8, 9, 10)

LOTS 6, 7 AND 8 IN BLOCK 56 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-220-2, 3, 12, 13)

LOTS 3, 4, 5 AND 6 IN BLOCK 59 AS SHOWN BY MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 488-350-5)

LOT 7 IN BLOCK 55 OF MAP NO. 1, OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF EUCALYPTUS AVENUE, WITHIN SAID BLOCK LYING SOUTHERLY AND ADJACENT TO SAID LOT 7.

TOGETHER WITH:

(APN: 488-350-6)

LOT 8 IN BLOCK 55 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS

OF EUCALYPTUS AVENUE AND SINCLAIR STREET, WITH SAID BLOCK LYING SOUTHERLY, EASTERLY AND ADJACENT TO SAID LOT 8.

TOGETHER WITH:

(APN: 488-350-7)

LOT 5 IN BLOCK 56 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 423-250-8, 9, 12 AND 423-260-10)

PARCELS 3 THROUGH 5, AND 11 OF PARCEL MAP 17905, IN THE CITY OF, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE(S) 70 THROUGH 83, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

(APN: 423-260-3, 4, 5, 7, 8, 9 AND 423-310-1, 2)

PARCELS 6 THROUGH 9 AND 14 THROUGH 17 OF PARCEL MAP 17905, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE(S) 70 THROUGH 83, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

(APN: PORTION 488-350-15)

ALL THOSE PORTIONS OF LOTS 1, 2, 3 AND 4 OF BLOCK 55, MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LYING SOUTHERLY OF PARCEL MAP 35629, FILED IN MAP BOOK 231 PAGES 77 THROUGH 82 OF PARCEL MAPS.

EXCEPTING THEREFROM THAT PORTIONS OF LOTS 3 AND 4 OF BLOCK 34 CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED MAY 25, 1962 AS INSTRUMENT NO. 48967 IN BOOK 3147 PAGE 181 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS, MINERAL AND SUBSURFACE RIGHTS 500 FEET OR MORE BELOW THE SURFACE, BUT WITHOUT ANY RIGHTS WHATSOEVER TO THE USE OF THE SURFACE OR THE SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET FROM SAID SURFACE FOR ANY PURPOSE INCIDENTAL TO THE OWNERSHIP OF SAID SUBSTANCES, AS RESERVED IN DEED RECORDED JULY 12, 1961 AS INSTRUMENT NO. 59232 IN BOOK 2942 PAGE 318 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EXCEPTION AFFECTS LOTS 1, 2 AND 4 OF SAID BLOCK 55.

TOGETHER WITH:

(APN 478-240-011-3, 017-9, 026-7, 027-8, 030-0)

LOT(S) 3, 4, 5, 6 AND 7 IN BLOCK 136, MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THOSE PORTIONS OF BRODIAEA AVENUE, SINCLAIRE STREET AND CACTUS AVENUE, WITHIN SAID BLOCK, LYING WESTERLY OF THE EAST LINE OF SAID LOTS PROLONGED NORTHERLY AND SOUTHERLY, THAT WOULD PASS WITH A CONVEYANCE OF SAID LOTS.

TOGETHER WITH:

(APN 478-240-028-9)

LOT 1 IN BLOCK 136 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, TOGETHER WITH THOSE PORTIONS OF BRODIAEA AVENUE AND THEODORE STREET, WITHIN SAID BLOCK, LYING NORTHERLY OF THE SOUTH LINE OF SAID LOT PROLONGED EASTERLY AND EASTERLY OF THE EAST WEST LINE OF SAID LOT PROLONGED NORTHERLY.

TOGETHER WITH:

(APN 478-240-019-1)

LOT 8 IN BLOCK 136 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, TOGETHER WITH THOSE PORTIONS OF CACTUS AVENUE AND THEODORE STREET, WITHIN SAID BLOCK, LYING EASTERLY OF THE WEST LINE OF SAID LOT PROLONGED SOUTHERLY AND SOUTHERLY OF THE NORTH LINE OF SAID LOT PROLONGED EASTERLY.

TOGETHER WITH:

(APN 478-240-025-6)

LOT 8 IN BLOCK 113 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, TOGETHER WITH THOSE PORTIONS OF BRODIAEA AVENUE AND THEODORE STREET, WITHIN SAID BLOCK, LYING EASTERLY OF THE WEST LINE OF SAID LOT PROLONGED SOUTHERLY AND SOUTHERLY OF THE NORTH LINE OF SAID LOT PROLONGED EASTERLY.

TOGETHER WITH:

(APN 478-240-29-0)

LOT 2 IN BLOCK 136 OF MAP NO.1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF BRODIAEA AVENUE, THEODORE STREET, CACTUS AVENUE, AND SINCLAIR STREET WHICH WOULD PASS BY OPERATION OF LAW.

TOGETHER WITH:

(APN 478-240-24-5)

LOT 7 IN BLOCK 113 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, TOGETHER WITH THOSE PORTIONS OF BRODIAEA AVENUE AND THEODORE STREET WHICH WOULD PASS BY OPERATION OF LAW.

TOGETHER WITH:

(APN 478-240-005-8, 008-1)

LOTS 3 AND 6, BLOCK 113, MAP NO. 1 BEAR VALLEY & ALESSANDRO DEVELOPMENT COMPANY., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH:

(APN 422-070-033-1)

PARCEL 4 OF PARCEL MAP 8113, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

(APN 422-130-002-8, 003-9)

THE EASTERLY 80 ACRES OF THAT PORTION OF FRACTION SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LOCATED SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE PORTION OF SAID SECTION GRANTED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED MARCH 17, 1937 IN BOOK 318, PAGE 57 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT FROM GOVERNMENT LOTS 3, 4, 5, 6 AND 9, THE SOUTH 30 FEET THEREOF, AS GRANTED TO RIVERSIDE COUNTY FOR ROAD PURPOSES BY DEED RECORDED JUNE 23, 1916 IN BOOK 433, PAGE 192 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS SHOWN ON LICENSED SURVEYOR'S MAP ON FILE IN BOOK 5, PAGE 44 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE WESTERLY LINE OF SAID 80 ACRES BEING PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 8. (TO BE ANNEXED)

TOGETHER WITH:

(APN 422-130-001, 422-110-001)

THAT PORTION OF FRACTION SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE PORTION OF SAID LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 17, 1937 IN BOOK 318, PAGE 57 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THE EASTERLY 80 ACRES THEREOF, THE WESTERLY LINE OF SAID 80 ACRES BEING PARALLEL WITH THE WESTERLY LINE OF SAID SECTION.

ALSO EXCEPT THE SOUTH 30.00 FEET AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED JUNE 23, 1916 IN BOOK 433, PAGE 192 OF DEEDS.

ALSO EXCEPTING THEREFROM ANY PORTION THAT LIES WITHIN PARCEL 3 OF PARCEL MAP 16950 AS PER MAP ON FILE IN BOOK 99 OF PARCEL MAPS, AT PAGES 34 THROUGH 42, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPT ONE HALF OF ALL GAS, OIL, AND MINERAL RIGHTS 500.00 FEET FROM BELOW THE SURFACE AS RESERVED BY MARIE B. ERRAMUSPE, A WIDOW, BY DEED RECORDED SEPTEMBER 01, 1960 AS INSTRUMENT NO. 77098, OFFICIAL RECORDS.

TOGETHER WITH:

(APN 422-070-6, 10, 17, 19, 21, AND 422-080-01, 02, 03, 04)

LOTS 1 THROUGH 4 BOTH INCLUSIVE, IN BLOCK 111; LOTS 1 THROUGH 8 BOTH INCLUSIVE, IN BLOCK 83; LOTS 1 THROUGH 8 BOTH INCLUSIVE, IN BLOCK 84; LOTS 1 THROUGH 8 BOTH INCLUSIVE, IN BLOCK 85; LOTS 1 THROUGH 8 BOTH INCLUSIVE, IN BLOCK 86; LOTS 5 THROUGH 8 BOTH INCLUSIVE, IN BLOCK 57; LOTS 5, 6, 7 AND 8 IN BLOCK 58 AND LOTS 1 THROUGH 4 BOTH INCLUSIVE, IN BLOCK 112, OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, SAN BERNARDINO COUNTY RECORDER, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THOSE PORTIONS OF THEODORE STREET, ULYSSES STREET, VIRGINIA STREET, DRACAEA AVENUE, COTTONWOOD AVENUE, BAY AVENUE AND ALESSANDRO BOULEVARD ADJOINING SAID LOTS WITHIN SAID BLOCKS.

TOGETHER WITH THAT PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH LIES EAST OF THE EAST LINE OF SAID BLOCKS 57, 84, 85 AND 112.

EXCEPT THAT PORTION OF BLOCK 58 LYING WITHIN PARCEL. MAP 8113 AS PER MAP RECORDED IN BOOK 28, PAGE 38 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

ALSO EXCEPT THAT PORTION LYING NORTHEAST OF THE SOUTHWEST LINE OF THE LAND DESCRIBED IN DEEDS TO THE COUNTY OF RIVERSIDE RECORDED OCTOBER 27, 1936 IN BOOK 300, PAGES 344 AND 345 OF OFFICIAL RECORDS, RECORDED JULY 09, 1936 IN BOOK 287, PAGE 315 AND AUGUST 07, 1936 IN BOOK 292, PAGE 85, AND MARCH 17, 1937 IN BOOK 318, PAGE 57, ALL OF OFFICIAL RECORDS.

ALSO EXCEPT PORTION LYING SOUTHERLY OF THE NORTH LINE OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED DECEMBER 13, 1915 IN BOOK 432, PAGE 254 OF DEEDS.

ALSO EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 27, 1934 IN BOOK 205, PAGE 29 OF OFFICIAL RECORDS AND OCTOBER 23, 1934 IN BOOK 199, PAGE 97 OF OFFICIAL RECORDS.

ALSO EXCEPT ONE-HALF OF ALL GAS, OIL AND MINERALS 500.00 FEET FROM BELOW THE SURFACE AS RESERVED IN DEED RECORDED SEPTEMBER 01, 1960 AS INSTRUMENT NOS. 77097, 77098, 77099, 77100 AND 77101, ALL OF OFFICIAL RECORDS.

TOGETHER WITH:

(APN 478-220-029-8)

PARCEL(S) 1 OF PARCEL MAP NO. 9880, AS PER PLAT RECORDED IN BOOK 47 OF PARCEL MAPS, PAGE(S) 25, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

(APN 488-350-019)

LOT 1 IN BLOCK 56 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., AS SHOWN BY MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING SOUTHERLY OF PARCEL MAP 35629, FILED IN MAP BOOK 231 PAGES 77 THROUGH 82 OF PARCEL MAPS.

TOGETHER WITH THOSE PORTIONS OF FIR AVENUE AND THEODORE STREET WITHIN SAID BLOCK LYING EAST OF THE WEST LINE OF SAID LOT PROLONGED NORTHERLY AND NORTH OF THE SOUTH LINE OF SAID LOT PROLONGED EASTERLY.

TOGETHER WITH:

(APN 488-350-021)

LOT 2 IN BLOCK 56 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING SOUTHERLY OF PARCEL MAP 35629, FILED IN MAP BOOK 231 PAGES 77 THROUGH 82 OF PARCEL MAPS.

TOGETHER WITH:

(APN 488-350-023)

LOT 3 IN BLOCK 56 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING SOUTHERLY OF PARCEL MAP 35629, FILED IN MAP BOOK 231 PAGES 77 THROUGH 82 OF PARCEL MAPS.

TOGETHER WITH:

(APN 488-350-025)

LOT 4 IN BLOCK 56 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING SOUTHERLY OF PARCEL MAP 35629, FILED IN MAP BOOK 231 PAGES 77 THROUGH 82 OF PARCEL MAPS.

TOGETHER WITH THOSE PORTIONS OF SINCLAIR STREET WITHIN SAID BLOCK LYING WESTERLY AND NORTHERLY AND ADJACENT TO SAID LOT 4.

TOGETHER WITH:

(APN 478-240-006,007)

LOTS 1 AND 2 IN BLOCK 113 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-220-014)

LOT 8 IN BLOCK 59 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH:

(APN: 478-220-27)

LOT 7 IN BLOCK 82 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP NO. 1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

THIS DESCRIPTION WAS PREPARED
BY ME OR UNDER MY DIRECTION.


JOHN R. DUQUETTE, PLS 7566

DATE: 5/27/15

