

EXHIBIT "A"

LEGAL DESCRIPTION OF RESERVED UTILITY EASEMENT
FROM VACATION OF SUNAIR ROAD

COMMENCING AT THE CENTER LINE INTERSECTION OF SUNAIR ROAD AND PALO VERDE DRIVE, IN THE CITY OF CATHEDRAL CITY, CALIFORNIA, AS SHOWN BY MAP OF SUNAIR TRACT NO. 1 ON FILE IN BOOK 22 PAGE(S) 67 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 800.00 FEET AND FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 73° 42' 26" EAST;

THENCE NORTH 71° 30' 00" WEST 30.00 FEET ALONG THE CENTER LINE OF SAID SUNAIR ROAD TO THE POINT OF BEGINNING, BEING ALSO A POINT IN A CURVE IN THE WESTERLY LINE OF SAID PALO VERDE DRIVE CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 73° 37' 38" EAST;

THENCE NORTHERLY 30.82 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 2° 07' 38";

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 18° 30' 00" EAST 29.19 FEET TO THE BEGINNING OF A CURVE IN THE EASTERLY LINE OF LOT 1 OF BLOCK D OF SAID SUNAIR TRACT NO. 1, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY AND WESTERLY 31.42 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 90° 00' 00" TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE NORTH 71° 30' 00" WEST 365.59 FEET ALONG SAID SOUTHERLY LINE OF LOT 1 AND THE SOUTHERLY LINES OF LOTS 2, 3, 4, 5 AND E (SUNAIR PLAZA SOUTH), OF SAID BLOCK D AND THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID SUNAIR PLAZA NO. 1;

THENCE CONTINUING NORTH 71° 30' 00" WEST 139.62 FEET ALONG THE SOUTHERLY LINES OF LOTS 115, 116 AND 117 OF SUNAIR TRACT NO. 3 AS SHOWN BY MAP ON FILE IN BOOK 30 PAGE(S) 15 AND 16 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY AND NORTHERLY 23.82 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 68° 14' 20" TO A POINT IN A CURVE IN THE EASTERLY RIGHT OF WAY LINE OF MELROSE DRIVE, CONCAVE EASTERLY HAVING A RADIUS OF 1250.00 FEET AND FROM WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 86° 44' 20" EAST;

THENCE SOUTHERLY AND EASTERLY 134.41 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 6° 09' 40" TO THE BEGINNING OF A CURVE IN THE WESTERLY LINE OF LOT 114 OF SAID SUNAIR TRACT NO. 3, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET. A RADIAL LINE FROM SAID CURVES BEARS NORTH 80° 34' 40" EAST;

THENCE NORTHERLY AND EASTERLY 41.16 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 117° 55' 20" TO THE NORTHERLY LINE OF SAID LOT 114;

THENCE SOUTH 71° 30' 00" EAST 453.93 FEET ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY AND SOUTHERLY 29.28 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 83° 52' 03" TO A POINT IN A CURVE IN THE WESTERLY LINE OF SAID PALO VERDE DRIVE, CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 77° 37' 57" EAST;

THENCE NORTHERLY 58.02 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 4° 00' 19" TO THE POINT OF BEGINNING.



117 SUNAIR TRACT NO.3
M.B. 30/15-16

116
A=69°44'50"
R=20.00'
I=23.82'

BLOCK E

115
A=117°55'30"
R=20.00'
I=41.16'

BLOCK D

114
A=90°00'00"
R=20.00'
I=31.42'

BLOCK C

113
A=90°00'00"
R=20.00'
I=31.42'

BLOCK B

112
A=90°00'00"
R=20.00'
I=31.42'

BLOCK A

111
A=90°00'00"
R=20.00'
I=31.42'

SUNAIR TRACT NO.1
M.B. 22/67

BLOCK 5

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

MELROSE DRIVE

EXHIBIT B

NOT TO SCALE

