

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF UTILITY EASEMENT RESERVED FROM  
THE VACATION OF SUNAIR ROAD, PER RESOLUTION NO. 97-65,  
RECORDED MAY 17, 2002, INSTRUMENT NO. 2002-262992, OFFICIAL  
RECORDS OF RIVERSIDE COUNTY**

COMMENCING AT THE CENTERLINE 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 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 NORTH 73° 42' 26" WEST;

THENCE, NORTH 71° 30' 00" WEST 30.00 FEET ALONG THE CENTERLINE 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 AND HAVING A RADIUS OF 830.00 FEET AND FROM WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 73° 37' 38" WEST;

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 E OF SAID SUNAIR TRACT 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 PAGES 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 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 SOUTH 86° 44' 20" WEST;

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 CURVE BEARS SOUTH 80° 34' 40" WEST;

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 FET;

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 NORTH 77° 37' 57" WEST;

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

(The above legal description is from Resolution No. 97-65, recorded May 17, 2002, as Instrument No. 2002-262992, in Official Records of Riverside County)

