

LEGAL DESCRIPTION

That portion of Parcel 16 of Parcel Map 23561-2, in the City of Temecula, County of Riverside, State of California, as per Map recorded in Book 168 of Parcel Maps, Pages 71 to 73, inclusive, in the Office of the County Recorder of said County described as follows:

BEGINNING at the most westerly corner of said Parcel 16; thence North 48° 00' 27" East, 60.924 meters (199.88 feet) along the northwesterly line of said Parcel 16 to the most northerly corner of said Parcel 16; thence South 37° 41' 21" East, 29.035 meters (95.26 feet) along the northeasterly line of said Parcel 16 to a line herein described as Course "A"; thence South 46° 56' 56" West, 16.308 meters (53.50 feet) along said Course "A"; thence South 46° 56' 56" West, 33.632 meters (110.34 feet); thence South 48° 03' 26" West, 8.819 meters (28.93 feet) to the southwesterly line of said Parcel 16; thence North 41° 58' 54" West, 29.868 meters (97.99 feet) along said southwesterly line of said Parcel 16 to the **POINT OF BEGINNING**.

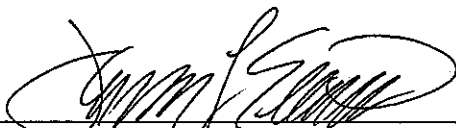
Containing approximately 1763.6 square meters (18,983 square feet), more or less.

There shall be no abutter's rights of access appurtenant to the above described property in and to French Valley Parkway over and across the herein above described Course "A".

The bearings and distances used in the above description are based on California Coordinate System of 1983, Zone 5.

Multiply all distances used in above description by 1.00008654 to obtain ground level distances.

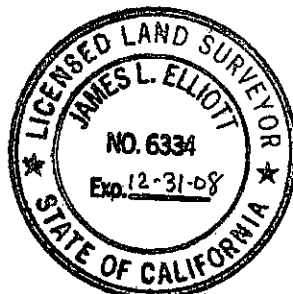
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.



James L. Elliott, L.S. 6334, Exp. 12-31-2008

5-23-2007

Date



Affects APN 910-262-008

CITY OF TEMECULA
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

CITY OF
MURRIETA

L1 S69°37'59"W 15.047m (49.37')

C1 Δ=17°19'16"
R=30.477m (99.99')
L=9.214m (30.23')

C2 Δ=34°39'13"
R=18.591m (60.99')
L=11.244m (36.89')

SCALE 1:1000

PROP & FRENCH VALLEY PARKWAY

N48°00'27"E
60.924m (199.88')

816.014m (2677.20')

P.O.B.
MOST W'LY
COR PAR 16

N48°03'26"E
S48°03'26"W
8.819m (28.93')

COURSE "A"
16.308m (53.50')

S52°18'44"W
21.414m (70.25')

74.728m (245.17')

CITY OF
TEMECULA

17

PARCEL MAP NO. 23561-2
P.M.B. 168/71-73

PARCEL MAP NO. 23561-2
P.M.B. 168/71-73

67.975m (223.01')

N 52°18'44" E 89.055m (292.17')

McCABE COURT

R=167.626m L=51.032m
(549.95') (167.43')

N69°45'19"E
23.088m (75.75')

THE BEARINGS AND DISTANCES ARE
BASED ON CALIFORNIA COORDINATE
SYSTEM OF 1983, ZONE 5, MULTIPLY
ALL DISTANCES BY 1.00008654 TO
OBTAIN GROUND LEVEL DISTANCES.

Associated Engineers, Inc.

3311 EAST SHELBY STREET ONTARIO, CA 91764
TEL. (909) 980-1982 FAX: (909) 941-0891



INDICATES NO
RIGHTS OF ACCESS

AREA
SQUARE METER:
1763.6 SM

APN 910-262-008
PARCEL MAP 23561-2
PARCEL 16

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION