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Appendix

CREEKSIDE VILLAGE LEGAL DESCRIPTION

PARCEL 1

Those portions of Sections 1 and 2 Township 2 South, Range 7 West, San Bernardino Base and Meridian, in the City of Ontario, County of San Bernardino, State of California, according to the official plat approved by the Surveyor General on December 30, 1881, described as follows:

BEGINNING at the intersection of the east said Section 2 with a line parallel with and 30.00 feet northerly from the south line of said section; thence along said east line North 0°16'19" West 602.48 feet to a point on a curve concentric with and 39.67 feet westerly of that certain curve concave southeasterly in the centerline of Haven Avenue shown as having a radius of 2500.00 feet, a central angle of 11°06'52", and an arc length of 484.96 feet on a map of Tract No. 10999 recorded in Book 154, Pages 73 through 76 of Maps, Records of said County, a radial line from said point bears South 80°07'54" East; thence northeasterly along said concentric curve 43.18 feet through a central angle of 0°58'27" to the tangent intersection with the southwesterly prolongation of a course in the northwesterly line of said Haven Avenue shown as having a bearing of North 10°50'33" East on said map; thence along said prolongation and northwesterly line North 10°50'33" East 346.45 feet to the easterly prolongation of the south line of the North 96.00 acres of the Southeast Quarter of said Section 2 as said south line is shown on Parcel Map No. 5097 recorded in Book 51, Pages 60 and 61 of Parcel maps, Records of said County; thence along said easterly prolongation and south line North 88°58'09" West 516.27 feet to an angle point in the boundary line of the land shown on a map recorded in Book 40, Pages 12 through 15 of Records of Surveys, Records of said County; thence along said boundary line through the following courses: South 0°16'19" East 993.06 feet to said line parallel with and 30.00 feet northerly from the south line of said Section 2; thence along said parallel line North 89°48'45" West 916.49 feet; thence North 0°16'91" West 1006.55 feet to said south line of the North 96.00 acres of the Southeast Quarter of Section 2; thence leaving said boundary line along said south line North 88°58'09" West 321.00 feet to a point on a line parallel with and 20.00 feet easterly from the west line of said Southeast Quarter of Section 2, said point being in said boundary line of the land shown on the map recorded in Book 40, Pages 12 through 15 of Records of Surveys; thence along said boundary line through the

following courses: North 0°06'06" West 964.90 feet; thence North 0°05'41" West 1297.65 feet; thence northeasterly along a tangent curve concave southeasterly, having a radius of 43.00 feet, through a central angle of 64°29'36", an arc distance of 48.40 feet; thence northeasterly along a reverse curve concave northwesterly, having a radius of 45.00 feet, through a central angle of 64°29'36", an arc distance of 50.65 feet; thence tangent from said curve North 0°05'41" West 40.25 feet; thence South 79°14'33" East 618.97 feet; thence southeasterly along a tangent curve concave southwesterly, having a radius of 200.00 feet, through a central angle of 48°24'39", an arc distance of 168.99 feet; thence southeasterly along a reverse curve concave northeasterly, having a radius of 200.00 feet, through a central angle of 46°15'37", an arc distance of 161.48 feet; thence tangent from said curve South 77°05'31" East 287.87 feet; thence northeasterly along a tangent curve concave northwesterly, having a radius of 200.00 feet, through a central angle of 45°00'00", an arc distance of 157.08 feet; thence tangent from said curve North 57°54'29" East 80.38 feet; thence northeasterly along a tangent curve concave southeasterly, having a radius of 200.00 feet, through a central angle of 40°56'16", an arc distance of 142.90 feet; thence southeasterly along a compound curve concave southwesterly, having a radius of 2500.00 feet, through a central angle of 8°19'41", an arc distance of 363.38 feet; thence tangent from said curve South 72°49'34" East 648.80 feet; thence South 3°41'05" East 923.08 feet; thence leaving said boundary line South 0°16'19" East 359.18 feet to the southwesterly prolongation of the southwesterly prolongation of the southeasterly line of Lot 5 of said Tract No. 10999; thence along said prolongation and southeasterly line North 47°21'43" East 126.98 feet to the East corner of said lot; thence along the northeast line of said lot North 12°53'36" West 154.79 feet to the North corner thereof, being a point in the boundary line of said Tract No. 10999; thence along said boundary line North 0°16'19" West 121.75 feet and North 89°59'14" East 46.09 feet to a point on a non-tangent curve in the easterly line of said Haven Avenue concave northeasterly and having a radius of 2219.53 feet, a radial line from said point bears North 77°51'47" East; thence southeasterly along said curve through a central angle of 0°45'23", and arc distance of 29.30 feet; thence tangent from said curve and continuing along said easterly line of Haven Avenue South 12°53'36" East 193.25 feet to the South corner of Lot 6 of said Tract No. 10999; thence along the southeasterly line of said Lot North 47°21'43" East, an arc distance of 168.99 feet; thence

southeasterly along a reverse curve concave northeasterly, having a radius of 200.00 feet, through a central angle of 46°15'37", an arc distance of 161.48 feet; thence tangent from said curve South 77°05'31" East 287.87 feet; thence northeasterly along a tangent curve concave northwesterly, having a radius of 200.00 feet, through a central angle of 45°00'00", an arc distance of 157.08 feet; thence tangent from said curve North 57°54'29" East 80.38 feet; thence northeasterly along a tangent curve concave southeasterly, having a radius of 200.00 feet, through a central angle of 40°56'16", an arc distance of 142.90 feet; thence southeasterly along a compound curve concave southwesterly, having a radius of 8°19'41", an arc distance of 363.38 feet; thence tangent from said curve South 72°49'34" East 648.80 feet; thence South 3°41'05" East 923.08 feet; thence leaving said boundary line South 0°16'19" East 359.18 feet to the southwesterly prolongation of the southeasterly line of Lot 5 of said Tract No. 10999; thence along said prolongation and southeasterly line North 47°21'43" East 126.98 feet to the East corner of said lot; thence along the northeast line of said lot North 12°53'36" West 1564.79 feet to the North corner thereof, being a point in the boundary line of said Tract No. 10999; thence along said boundary line North 0°16'19" West 121.75 feet and North 89°59'14" East 46.09 feet to point on a non-tangent curve in the easterly line of said Haven Avenue concave northeasterly and having a radius of 2219.53 feet, a radial line from said point bears North 77°51'47" East; thence southeasterly along said curve through a central angle of 0°45'23", an arc distance of 29.30 feet; thence tangent from said curve and continuing along said easterly line of Haven Avenue South 12°53'36" East 193.25 feet to the South corner of Lot 6 of said Tract No. 10999; thence along the southeasterly line of said Lot North 47°21'43" East, an arc distance of 168.99 feet; thence southeasterly along a reverse curve concave northeasterly, having a radius of 200.00 feet, through a central angle of 46°15'37", an arc distance of 161.48 feet; thence tangent from said curve South 77°05'31" East 287.87 feet; thence northeasterly along a tangent curve concave northwesterly, having a radius of 200.00 feet, through a central angle of 45°00'00", an arc distance of 157.08 feet; thence tangent from said curve North 57°54'29" East 80.38 feet; thence northeasterly along a tangent curve concave southeasterly, having a radius of 200.00 feet, through a central angle of 40°56'16", an arc distance of 142.90 feet; thence southeasterly along a compound curve concave southwesterly, having a radius of 2500.00 feet, through a central

angle of 8°19'41", an arc distance of 363.38 feet; thence tangent from said curve South 72°49'34" East 648.80 feet; thence South 3°41'05" East 923.08 feet; thence leaving said boundary line South 0°16'19" East 359.18 feet; thence leaving said boundary line South 0°16'19" East 359.18 feet to the southwesterly prolongation of the southeasterly line of Lot 5 of said Tract No. 10999; thence along said prolongation and southeasterly line North 47°21'43" East 126.98 feet to the East corner of said lot; thence along the northeast line of said lot North 12°53'36" West 154.79 feet to the North corner thereof, being a point in the boundary line of said Tract No. 10999; thence along said boundary line North 0°16'19" West 121.75 feet and North 89°59'14" East 46.09 feet to a point on a non-tangent curve in the easterly line of said Haven Avenue concave northeasterly and having a radius of 2219.53 feet, a radial line from said point bears North 77°51'47" East; thence southeasterly along said curve through a central angle of 0°45'23", an arc distance of 29.30 feet; thence tangent from said curve and continuing along said easterly line of Haven Avenue South 12°53'36" East 193.25 feet to the South corner of Lot 6 of said Tract No. 10999; thence along the southeasterly line of said lot North 47°21'43" East 320.43 feet to the East corner of said lot and a point in said boundary line of the land shown on the map recorded in Book 40, Pages 12 through 15 of Records of Surveys; thence along said boundary line through the following courses: North 47°21'43" East 834.22 feet; thence South 71°20'11" East 365.10 feet; thence South 70°36'11" East 2760.70 feet; thence South 66°27'58" East 59.90 feet to the west line of the East 1320 feet of the Southeast Quarter of said Section 1; thence along said west line South 0°35'27" East 1264.67 feet to the north line of the South Half of the South 107.00 Acres of the East Half of said Section 1; thence along said north line North 89°30'33" West 12.00 feet to a line parallel with and 275.00 feet westerly measured at right angles, from the West line of the East 20 Acres (measured from the West line of Milliken Avenue 60.00 feet wide and the North line of Riverside Drive 60.00 feet wide) of the South Half of said South 107.00 Acres; thence along last mentioned parallel line South 0°35'27" East 848.30 feet to a line parallel with and 30.0 feet northerly from the south line of said Section 1; thence along said parallel line North 89°30'33" West 3947.53 feet to an angle point in said boundary line; thence leaving said boundary and continuing along said parallel line North 89°30'33" West 30.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain strip of

land 330.00 feet wide as described in a deed to Southern Surplus Realty recorded in Book 8359, Page 150 of Official Records of said County.

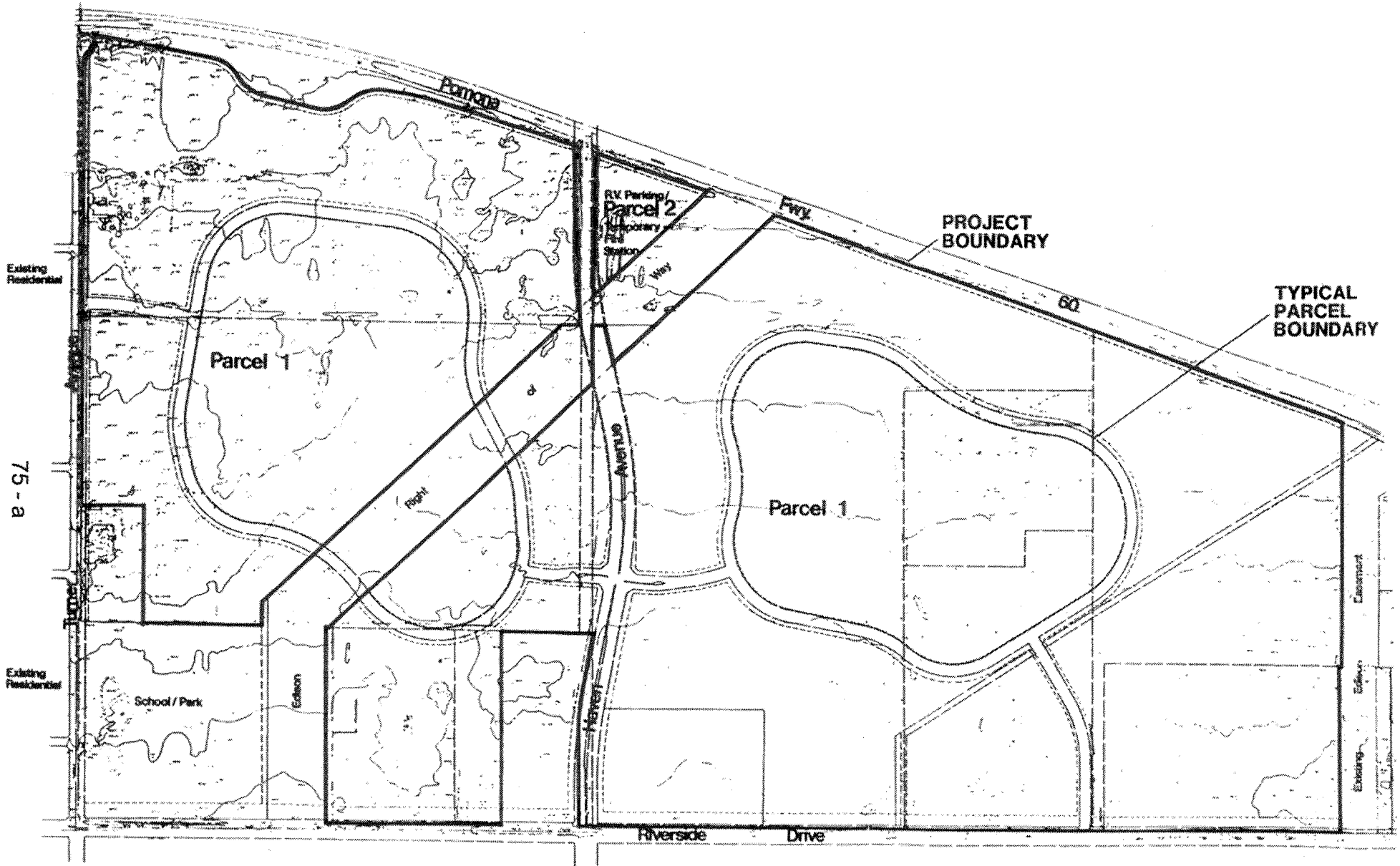
CONTAINING: 405.151 Acres, more or less.

PARCEL 2:

That portion of Section 1, Township 2 South, Range 7 West San Bernardino Base and Meridian, in the City of Ontario, County of San Bernardino, State of California, according to the official plat approved by the Surveyor General on December 30, 1881, described as follows:

BEGINNING at the northwest corner of Lot 2 of Tract No. 10999, as shown on a map recorded in Book 154, Pages 73 through 76 of Maps, Records of said County; thence along the west line of said lot South $3^{\circ}41'51''$ West 668.81 feet to a curve in the east line of Haven Avenue as shown on said map of Tract 10999, concave easterly and having a radius of 2219.53 feet, a radial line from said point bears North $83^{\circ}02'54''$ East; thence southeasterly along said curve through a central angle of $0^{\circ}59'26''$, and arc distance of 38.37 feet to the Southeast line of said Lot 2; thence along said southeast line and the northeasterly prolongation thereof North $47^{\circ}21'43''$ East 775.89 feet to the northeasterly line of said lot; thence along said northeasterly line North $71^{\circ}20'11''$ West 562.19 feet to the POINT OF BEGINNING.

CONTAINING: 4.449 Acres, more or less



LEGAL DESCRIPTION
 Exhibit 31 (Continued on next page)

LEGAL DESCRIPTION CONCERNING PROPERTY

PARCEL 1:

That portion of Sections 1 and 2, Township 2 South, Range 7 West, San Bernardino Base and Meridian, in the City of Ontario, County of San Bernardino, State of California, according to the official plat approved by the Surveyor General on December 30, 1881, described as follows:

Beginning at the intersection of the west line of said Section 2 with a line parallel with and 30.00 feet northerly from the south line of said section; thence along said west line North 0°16'19" West 688.48 feet to a point on a curve concave south with and 39.57 feet westerly of that certain curve concave southerly to the centerline of Haven Avenue shown as having a radius of 2500.00 feet a central angle of 11°45'52" and an arc length of 484.76 feet on a map of Tract No. 10999 recorded in Book 154, Page 73 through 75 of Maps, Records of said County, a radial line from said point bears South 89°02'54" East; thence northwesterly along said concentric curve 43.38 feet through a central angle of 0°08'27" to the tangent intersection with the southerly prolongation of a course to a bearing of North 10°50'13" East on said map; thence along said arc tangent and northerly line North 10°50'13" East 300.00 feet to the westerly prolongation of the south line of the North 56.00 acres of the Southwest Quarter of said Section 2 as said south line is shown on Parcel Map No. 1067 recorded in Book 51, Pages 60 and 61 of Parcel Maps, Records of said County; thence along said westerly prolongation and south line North 88°16'05" West 516.17 feet to an angle point to the boundary line of the land shown on a map recorded in Book 40, Pages 12 through 15 of Records of Surveys, Records of said County; thence along said boundary line through the following courses: South 0°16'19" West 1008.95 feet to said south line of the North 56.00 acres of the Southwest Quarter of Section 2; thence leaving said boundary line along said South line North 88°16'05" West 941.83 feet to the east line of Parcel 3 of said Parcel Map No. 1067; thence along said east line of Parcel 3 North 0°06'05" West 628.80 feet to the northeast corner thereof; thence along the north line of said Parcel 3 and the westerly prolongation thereof North 88°16'05" West 321.00 feet to a point on a line parallel with and 20.00 feet easterly from the west line of said Southwest Quarter of Section 2, said point being in said boundary line of the land shown on the map recorded in Book 40, Pages 12 through 15 of Records of Surveys; thence along said boundary line through the following course: North 0°06'04" West 964.90 feet; thence North 0°05'41" West 1297.66 feet; thence northwesterly along a tangent curve concave southerly, having a radius of 43.80 feet, through a central angle of 64°29'36" an arc distance of 40.40 feet; thence northwesterly along a reverse curve concave northwesterly, having a radius of 45.00 feet through a central angle of 94°29'36" an arc distance of 50.00 feet; thence tangent from said curve North 0°05'41" West 40.75 feet; thence South 77°14'37" East 618.97 feet; thence southeasterly along a tangent curve concave southeasterly, having a radius of 200.00 feet, through a central angle of 46°24'29" an arc distance of 148.00 feet; thence southeasterly along a reverse curve concave northwesterly, having a radius of 200.00 feet, through a central angle of 46°13'13" an arc distance of 141.40 feet; thence tangent from said curve South 77°06'31" East 267.63 feet; thence northwesterly along a tangent curve concave northwesterly, having a radius of 250.00 feet, through a central angle of 45°00'00" an arc distance of 157.00 feet; thence tangent from said curve North 17°34'29" East 89.36 feet; thence northwesterly along a tangent curve concave southeasterly, having a radius of 142.50 feet, through a central angle of 40°30'36" an arc distance of 142.50 feet; thence southeasterly along a compound curve concave southeasterly, having a radius of 250.00 feet, through a central angle of 2°19'41" an arc distance of 263.20 feet; thence tangent from said curve South 72°09'34" East 646.00 feet; and thence South 0°16'19" West 923.00 feet; thence leaving said boundary line South 0°16'19" East 750.30 feet to the southeasterly prolongation of the southeasterly line of Lot 5 of said Tract No. 10999; thence along said prolongation and southeasterly line North 47°21'43" East 126.90 feet to the East corner of said lot; thence along the northeast line of said lot North 12°53'36" West 154.79 feet to the North corner thereof, being a point on the boundary line of said Tract No. 10999; thence along said boundary line North 0°16'19" West 121.75 feet and North 89°56'12" East 40.00 feet to a point on a non-tangent curve in the westerly line of said Haven Avenue concave northwesterly and having a radius of 2219.53 feet, a radial line from said point bears North 77°31'47" East; thence northwesterly along said curve through a central angle of 0°05'23" an arc distance of 29.30 feet; thence tangent from said curve and continuing along said westerly line of Haven Avenue South 12°13'26" East 143.25 feet to the South corner of Lot 4 of said Tract No. 10999; thence along the northwesterly line of said lot North 47°21'43" East 126.43 feet to the East corner of said lot and a point in said boundary line of the land shown on the map recorded in Book 40, Pages 12 through 15 of Records of Surveys; thence along said boundary line through the following courses: North 47°21'43" East 824.23 feet; thence South 71°20'11" East 365.10 feet; thence South 70°26'11" East 2348.74 feet; thence South 66°27'56" East 59.80 feet to the west line of the East 1320 feet of the Southwest Quarter of said Section 1; thence along said west line South 0°25'27" East 1264.67 feet to the north line of the South half of the South 107.00 Acres of the East half of said Section 1; thence along said north line North 09°30'33" West 12.00 feet to a line parallel with and 270.00 feet westerly, measured at right angles, from the West line of the East 20 Acres (commenced from the West line of Milliken Avenue 60.00 wide and the North line of Brewster Drive 60.00 wide) of the South half of said South 107.00 Acres; thence along said non-tangent parallel line South 0°25'27" East 648.30 feet to a line parallel with and 30.00 feet northerly from the south line of said Section 1; thence along said parallel line North 09°30'33" West 3947.53 feet to an angle point in said boundary line; thence leaving said boundary line and continuing along said parallel line North 09°30'33" West 30.00 feet to the Point of Beginning.

EXCEPTING therefrom that certain strip of land 330.00 feet wide as described in a deed to Southern Surplus Realty recorded in Book 8280, Page 150 of Official Records of said County, containing 406.230 acres, more or less.

PARCEL 2:

That portion of Section 1, Township 2 South, Range 7 West, San Bernardino Base and Meridian, in the City of Ontario, County of San Bernardino, State of California, according to the official plat approved by the Surveyor General on December 30, 1881, described as follows:

Beginning at the northeast corner of Lot 2 of Tract No. 10999 as shown on a map recorded in Book 154, Pages 73 through 75 of Maps, Records of said County, thence along the west line of said lot South 27°41'51" West 468.81 feet to a curve in the west line of Haven Avenue as shown on said map of Tract No. 10999 concave easterly and having a radius of 2219.53 feet, a radial line from said point bears North 87°02'34" East; thence southeasterly along said curve through a central angle of 0°19'26" an arc distance of 30.37 feet to the southwest line of said lot 2; thence along said southwest line and the northwesterly prolongation thereof North 47°21'43" East 771.09 feet to the northwesterly line of said lot; thence along said northwesterly line North 71°20'11" West 362.19 feet to the Point of Beginning.

Containing 4.669 Acres, more or less.

LEGAL DESCRIPTION Exhibit 31