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RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL/COMMERCIAL SERVICE
COMMERCIAL/INDUSTRIAL DIVISION

348131-KH

No recording fee required,
this document is exempt from fee
pursuant to Government Code § 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO;

The Redevelopment Agency
of the City of Riverside
3900 Main Street
Riverside, California 92522

Attn: Executive Director

DOC # 2009-0499995

09/25/2009 08:00A Fee:NC

Page 1 of 16

Recorded in Official Records
County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



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AGREEMENT TO TERMINATE AND EXPUNGE
CERTAIN RECORDED INSTRUMENTS AFFECTING
APN#'s 193-261-001, 193-261-002, 193-261-006, 193-261-003,
193-261-004, and 193-261-005

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044

[Redevelopment Agency of the City of Riverside and California Square Partners, LLC.]

This AGREEMENT TO TERMINATE AND EXPUNGE CERTAIN RECORDED INSTRUMENTS AFFECTING ASSESSOR PARCEL NUMBERS ("APNs") 193-261-001, 193-261-002, 193-261-006, 193-261-003, 193-261-004, and 193-261-005 and more fully described in Exhibit A, located in the City of Riverside, State of California ("Termination") is entered into as of the 27th day of August, 2009, by and between The Redevelopment Agency of the City of Riverside, a public body corporate and politic ("Agency"), and California Square Partners, LLC, a California limited liability company ("CSP") (collectively, "Parties").

RECITALS

This Termination is made and entered into with reference to the following recitals of fact:

A. WHEREAS, Agency is the owner of APN's 193-261-001, 193-261-002, 193-261-006 and a successor in interest to W.R. Austin and Barbara Austin and R.E. Philbrick and Doris R. Philbrick. ("Agency Predecessors").

B. WHEREAS, CSP is the owner of APN's 193-261-003, 193-261-004, and 193-261-005 and a successor in interest to S.P.I. Development Corp., Alpha Beta food Markets, Inc. and Alpha Beta Acme Markets, Inc ("CSP Predecessors").

C. WHEREAS, the Parties have entered into that Amended and Restated Land Exchange Agreement and Joint Escrow Instructions Agreement dated on or about July 28, 2009, to cause an exchange of certain real property involving Assessor Parcel Nos.

193-261-001, 193-261-002, 193-261-006, 193-261-003, 193-261-004, and 193-261-005 requiring that title transfer free and clear of, among other things, the interests identified in this Termination.

D. WHEREAS, the Agency Predecessors and CSP Predecessors in interest caused the following instruments to be recorded in the Office of the County Recorder for the County of Riverside:

1. Supplemental Parking Lot Agreement by and between S.P.I. Development Corp. and W.R. and Barbara Austin and R.E. and Doris R. Philbrick, dated April 13, 1961 and recorded April 25, 1961 as instrument no. 1961-35118.
2. Reciprocal Easement Agreement by and between Alpha Beta Food Markets, Inc., a California corporation, and W.R. and Barbara Austin and R.E. and Doris R. Philbrick, dated December 8, 1958 and recorded January 6, 1961 as instrument no. 1961-1340.
3. Grant Deed by and between W.R. Austin and Barbara R. Austin, his wife, R.E. Philbrick and Doris R. Philbrick, his wife, and Alpha Beta Food Markets, Inc., a California corporation, reserving an easement for sanitary sewer line, foundations, concrete walkway, lighted canopy and attachment, sign tower and ingress and egress and incidental purposes, dated March 25, 1957 and recorded April 10, 1957 as instrument no. 1957-~~26613~~ 26113.
4. Parking Lot Agreement between Alpha Beta Food Markets, Inc , a California corporation and W.R. and Barbara Austin and R.E. and Doris R. Philbrick, dated December 8, 1958 and recorded January 6, 1961 as instrument no. 1961-1341.
5. Declaration Concerning Restrictions and Improvements between W.R. Austin and R.E. Philbrick, dated May 11, 1960 and recorded as instrument no. 1961-32428.
6. Grant Deed by and between R. E. Philbrick and W. R. Austin, both married men, as their separate property and Alpha Beta Acme Markets, Inc., a Delaware corporation, reserving an easement for ingress and egress and parking purposes, recorded on April 17, 1961 as instrument no. 1961-32429.
7. Parking Lot Agreement by and between Alpha Beta Food Markets, Inc., a California corporation, and W.R. and Barbara Austin and R.E. and Doris R. Philbrick, dated December 8, 1958 and recorded December 23, 1958 as instrument no. 1958-92436.

Items 1 through 7 are collectively referred to as the "Predecessor Instruments."

E. WHEREAS, the Parties are no longer served by the Predecessor Instruments and desire to clear such interests from the record of title.

NOW THEREFORE, incorporating the above recitals, the parties hereto mutually agree as follows:

1. Termination and Expungement of Predecessor Interests. The Predecessor Instruments made by and between the Agency Predecessors and CSP Predecessors are hereby terminated by the mutual consent and agreement of Agency and CSP, and shall be deemed unconditionally terminated and no further force or effect and expunged from record title for APNs 193-261-001, 193-261-002, 193-261-006, 193-261-003, 193-261-004, and 193-261-005 as of the date this Termination has been recorded with the Riverside County Recorder's Office. Any and all persons or entities acquiring any interest in the Property after the date of recordation of this Termination shall not be bound by any term, condition or restriction set forth in the Predecessor Instruments.

2. Waiver. Except as otherwise stated in this Termination, Agency and CSP hereby waive any unperformed terms, conditions, rights, duties and obligations contained in or otherwise created by the Predecessor Instruments which as of the date of this Termination remain unperformed.

3. Indemnities. The mutual release contained in Section 4 notwithstanding, this Termination shall not waive, release and otherwise limit the obligation of the parties hereto to provide indemnity and to hold the other harmless for third party liability, known or unknown, past, present or future, which has arisen or may arise during the term of the Predecessor Instruments and/or out of the course and scope of performance under the terms of the Predecessor Instruments.

4. Mutual Release.

4.1 Agency and CSP, each on behalf of itself and its successors in interest, its heirs, executors, administrators, and assigns, hereby fully releases the other, their officers, partners, employees, representatives, agents, assigns, successors in interest and all other persons and associations, known or unknown, from any and all claims and causes of action of whatever kind or nature, which may presently exist or which may come into existence by reason of or in connection with the Predecessor Instruments or this Termination.

4.2 Agency and CSP acknowledge and agree that the waiver and release in this Termination applies to all claims that each may have against the other arising out of the Predecessor Instruments for injuries, damages, or losses to CSP's or Agency's person and property, real or personal, whether those injuries, damages, or losses are known or unknown, foreseen or unforeseen, or patent or latent.

4.3 Agency and CSP are aware of California Civil Code Section 1542, which provides:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

4.4 Agency and CSP waive any rights accruing to it under Section 1542 or other statute or judicial decision of similar effect.

4.5 Agency and CSP acknowledge and warrant that each has executed this Termination and the waiver and release provisions herein freely and voluntarily. Agency and CSP each further represent and warrant that in executing this Termination and waiver and release, Agency and CSP have relied on legal advice from their attorney of choice, that the terms of this Termination and waiver and release and its consequences have been completely read and explained to Agency and CSP by that attorney, and that each fully understands the terms of hereof.

4.6 Agency and CSP represent that neither party is currently aware of any claims or causes of action which each might have against the other, their officers, partners, employees, agents, representatives, assigns, successors in interest, and all other persons and associations known or unknown which might not be known to either party at the execution of this Termination.

5. Amendments. This Termination may be modified or amended only by a written document executed by the CSP and Agency.

6. Successors and Assigns. The covenants, agreements, terms, provisions and conditions contained in this Termination shall bind and inure to the benefit of the Parties and their respective successors and assigns.

7. Attorneys' Fees. In the event that the Agency or CSP, or any successor in interest of either party, brings an action or begins any other proceeding to contest the validity of this Termination or to enforce any of the terms, conditions or provisions in this Termination, the prevailing party in any such action or proceeding shall be entitled to recover from the other party its reasonable costs and expenses associated with such action or proceeding including, but not limited to, the costs of arbitration, reasonable attorneys' fees, and the costs of all administrative proceedings and hearings.

8. Severability. Each provision, term, condition, covenant and/or restriction, in whole and in part, of this Termination shall be considered severable. In the event any provision, term, condition, covenant and/or restriction, in whole and/or in part, of this Termination is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Termination and shall not affect any other provision, term, condition, covenant and/or restriction of this Termination, and the remainder of the Termination shall continue in full force and effect.

9. Authority. The individuals executing this Termination and the instruments referenced herein on behalf of CSP and Agency each represent and warrant that they have the legal power, right and actual authority to bind CSP and Agency respectively to the terms and conditions hereof and thereof.

10. Entire Agreement. This Termination constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Termination, and supersedes all prior and contemporaneous understandings or agreements of the parties. Neither party has been induced to enter into this Termination by, and neither party is relying on, any representation or warranty outside those expressly set forth in this Termination.

11. Interpretation. Agency and CSP acknowledge and agree that this Termination is the product of mutual arms-length negotiations and accordingly, the rule of construction, which provides that the ambiguities in a document shall be construed against the drafter of that document, shall have no application to the interpretation and enforcement of this Termination.

11.1 Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of the Termination or any of its terms. Reference to section numbers are to sections in the Termination unless expressly stated otherwise.

11.2 This Termination shall be governed by and construed in accordance with the laws of the State of California in effect at the time of the execution of this Termination.

12. Counterparts. This Termination may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument. Any signature page may be detached from any counterpart and re-attached to another counterpart to make one full and complete executed agreement.

13. Other Documentation/Action. CSP and Agency shall execute such other documentation and take such other action as shall be necessary to accomplish the purposes of this Termination, (i.e. to terminate and expunge the Predecessor Instruments).

14. No Third Party Beneficiary. This Termination is entered into solely for the benefit of the parties hereto and their successors, transferees and assigns. Other than the parties hereto and their successors, transferees and assigns, no third party shall be entitled to directly, or indirectly, base any claim, or to have any right arising from, or related to, this Termination.

AGENCY:

**REDEVELOPMENT AGENCY OF
THE CITY OF RIVERSIDE,**
a public body corporate and politic

CSP:

**CALIFORNIA SQUARE PARTNERS,
LLC,** a California limited liability company

By: *Richard J. Anderson*
Executive Director

By: *Rolando Iglesias*
Rolando Iglesias
Its: Managing Member

ATTEST:



[Signature]
Agency Secretary

APPROVED AS TO FORM:

[Signature]
Agency General Counsel

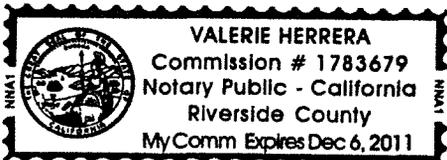
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On August 27, 2009 before me, Valerie Herrera, Notary Public

personally appeared Belinda J. Graham and Colleen J. Nicol



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Valerie Herrera
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document _____

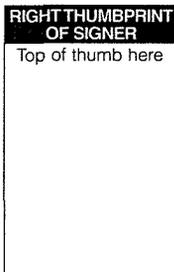
Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

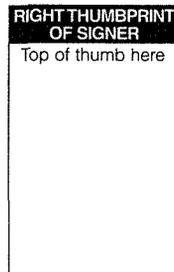
- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other _____



Signer Is Representing: _____

Signer's Name _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other _____



Signer Is Representing _____

CIA 1088

STATE OF CALIFORNIA

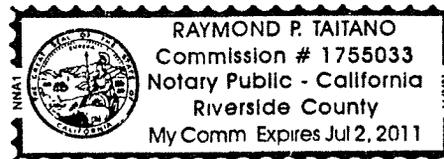
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COUNTY OF RIVERSIDE

On July 29, 2009, before me, Raymond P Taitano, Notary Public, personally appeared Kolando Iglesias who, proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Raymond P Taitano
Signature of Notary Public

STATE OF CALIFORNIA

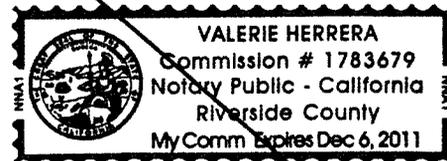
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COUNTY OF RIVERSIDE

On August 26, 2009, before me, Valerie Herrera, Notary Public, personally appeared Belinda J. Graham and Colleen J. Nicol, proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Valerie Herrera
Signature of Notary Public

EXHIBIT A

PARCEL 1: (193-261-001-7)

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;
 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 4.00 FEET;
 THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 28.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 125.00 FEET;
 THENCE SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 125.00 FEET;
 THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 125.00 FEET;
 THENCE NORTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 125.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: 193 261-002-8

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT; DISTANT SOUTHWESTERLY THEREON 433.09 FEET FROM THE NORTHERLY CORNER THEREOF;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 4 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO S.P.I. DEVELOPMENT CORPORATION, RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 32430, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 150 FEET TO THE SINGLE POINT IN THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LAND; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 200 FEET TO THE NORTHEASTERLY LINE OF PARCEL 2 OF THE LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935, PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 25 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO W.T. JONES, ET AL, RECORDED FEBRUARY 1, 1956 IN BOOK 1856, PAGE 453 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 125 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LAST MENTIONED LAND;

THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 125

FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF PARCEL 1 OF SAID LAND, DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF PARCEL 1, A DISTANCE OF 75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (193 261-006-2)

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 4, DISTANT SOUTHWESTERLY THEREON, 365.00 FEET FROM THE MOST NORTHERLY CORNER THEREOF;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 214 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 39.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHEASTERLY AND PARALLEL WITH NORTHWESTERLY LINE OF SAID LOT, 140.64 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 302.00 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO BREAZEAL AND ASSOCIATES, A PARTNERSHIP, RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 119827 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 448.09 FEET TO THE NORTHEASTERLY LINE OF PARCEL 2 OF THE LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED JUNE 29, 1956 IN BOOK 1935, PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY, ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, 272.00 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO S.P.I DEVELOPMENT CORPORATION, RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 32430 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF SAID LAST MENTIONED LAND THE FOLLOWING BEARINGS AND DISTANCES;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 169.87 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 160 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 138 FEET;

THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 190 FEET TO THE TRUE POINT OF BEGINNING.

CIA 1088

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 1 IN DEED TO THE CITY OF RIVERSIDE, RECORDED JUNE 29, 1955 IN BOOK 1935, PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 4: (193-261-003-9)

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNADINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 365 FEET
SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 214 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 39.36 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 190 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 138 FEET;

THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 160 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 169.87 FEET TO A POINT ON THE NORTHEASTERLY LINE THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILED FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45515 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 90 FEET;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 200 FEET;

THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 154 FEET TO A PORTION ON THE NORTHWESTERLY LINE OF SAID LOT;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 68.51 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET THEREOF CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILED FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935 PAGE 366 OF OFFICIAL RECORDS FOR RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THE PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT, 28 FEET
NORTHWESTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT; SAID POINT BEING ON

THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILE FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45514 IN BOOK 1935, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY 194.80 FEET ON THE NORTHEASTERLY LINE OF SAID PARCEL, AND THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935 PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY 209.87 FEET PARALLEL WITH NORTHWESTERLY LINE OF SAID LOT;

THENCE SOUTHEASTERLY 209.20 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO S.P.I. DEVELOPMENT CORPORATION BY DEED RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 32430 IN BOOK 2889, PAGE 72 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY 40 FEET ON SAID SOUTHEASTERLY LINE;

THENCE NORTHWESTERLY 160 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY 169.87 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, TO A POINT ON THEN NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935 PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY 49.20 FEET ON SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 28 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT; SAID POINT BEING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILE FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45514 IN BOOK 1935, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY 161.35 FEET ON THE NORTHEASTERLY LINE, AND THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935, PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY 249.87 FEET PARALLEL WITH NORTHWESTERLY LINE OF SAID LOT;

THENCE SOUTHEASTERLY 242.65 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO S.P.I. DEVELOPMENT CORPORATION BY DEED RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 32430 IN BOOK 2889, PAGE 72 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY 40 FEET ON SAID SOUTHEASTERLY LINE;

THENCE NORTHWESTERLY 209.20 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHEASTERLY 209.87 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, TO A POINT ON THEN NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO

THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935 PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY 33.45 FEET ON SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING;

PARCEL 5: (193-261-004-0)

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT;

THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT, 365 FEET;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 214 FEET;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 180 FEET;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 326 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 185 FEET, TO THE NORTHEASTERLY LINE OF SAID LOT;

THENCE NORTHEASTERLY, ON THE NORTHEASTERLY LINE OF SAID LOT, 540 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILED FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45515, OFFICIAL RECORDS.

SAID LAND BEING A PORTION OF THE LAND AS SHOWN ON A RECORD OR SURVEY MAP ON FILE IN BOOK 41, PAGE 98 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

PARCEL 6: (193-261-005-1 PORTIONS)

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT, 28 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT; SAID POINT BEING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILE FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45514 IN BOOK 1935, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY 194.80 FEET ON THE NORTHEASTERLY LINE OF SAID PARCEL, AND THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956, AS INSTRUMENT NO. 45515, IN BOOK 1935, PAGE 366 OF OFFICIAL RECORDS OF

RIVERSIDE COUNTY, CALIFORNIA, TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY 209.87 FEET PARALLEL WITH NORTHWESTERLY LINE OF SAID LOT;

THENCE SOUTHEASTERLY 209.20 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO S.P.I. DEVELOPMENT CORPORATION BY DEED RECORDED APRIL 17, 1961, AS INSTRUMENT NO. 32430 IN BOOK 2889, PAGE 72 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY 40 FEET ON SAID SOUTHEASTERLY LINE;

THENCE NORTHWESTERLY 160 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY 169.87 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935 PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY 49.20 FEET ON SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING;

PARCEL 7: (193-261-005-1 PORTIONS)

THAT PORTION OF LOT 4 IN BLOCK 14 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 (NOW PAGE 72) OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT, 28 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT; SAID POINT BEING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED FILE FOR RECORD JUNE 29, 1956 AS INSTRUMENT NO. 45514 IN BOOK 1935, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY 161.35 FEET ON THE NORTHEASTERLY LINE OF SAID PARCEL, AND THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956, AS INSTRUMENT NO. 45515, IN BOOK 1935, PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY 249.87 FEET PARALLEL WITH NORTHWESTERLY LINE OF SAID LOT;

THENCE SOUTHEASTERLY 242.65 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO S. P. I. DEVELOPMENT CORPORATION BY DEED RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 32430 BOOK 2889, PAGE 72 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY 40 FEET ON SAID SOUTHEASTERLY LINE;

THENCE NORTHWESTERLY 209.20 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHEASTERLY 209.87 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO

THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 29, 1956 AS INSTRUMENT NO. 45515 IN BOOK 1935 PAGE 366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY 33.45 FEET ON SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

APN: 193-261-001-7 (Affects: Parcel 1); 193-261-002-8 (Affects: Parcel 2); 193-261-006-2 (Affects: Parcel 3); 193-261-003-9 (Affects: Parcel 4); 193-261-004-0 (Affects: Parcel 5) and 193-261-005-1 (Affects: Parcels 6 and 7)

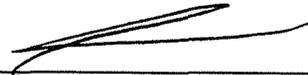
CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached documents:

(Print or type the page number(s) and wording below):

Redevelopment Agency City of Riverside, Calif Established 1987
ATTEST
Agency Secretary

DATE: _____ 9-25-09 _____

SIGNATURE: _____  _____

