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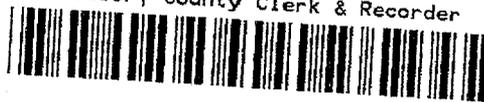
Page 1 of 50

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



This instrument is for the benefit
of the City of Riverside and is
exempt from recording fees
(Government Code § 27383¹)

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JUDGMENT AND FINAL ORDER OF CONDEMNATION
CASE NO. RIC506079

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¹ Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

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1 GREGORY P. PRIAMOS, City Attorney, SBN 136766
2 KRISTI J. SMITH, Supv. Deputy City Attorney, SBN 120218
3 BRANDON S. MERCER, Deputy City Attorney, SBN 244413
4 CITY OF RIVERSIDE
5 City Hall, 3900 Main Street
6 Riverside, California 92522
7 Telephone (951) 826-5567
8 Facsimile (951) 826-5540
9 bmercerc@riversideca.gov

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FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
FEB 03 2012
[Signature]

66
FEB 06 2012
OR

10 Attorneys for Plaintiff, City of Riverside

(Fee Exempt Gov't Code § 6103)

11 SUPERIOR COURT OF CALIFORNIA
12 COUNTY OF RIVERSIDE

13 CITY OF RIVERSIDE, a California charter city
14 and municipal corporation,

15 Plaintiff,

16 vs.

17 RICHARD C. HUNSAKER, TRUSTEE, etc.; et al.

18 Defendants.

Case No.: RIC506079
Assigned to Department 06 for Case
Management

**JUDGMENT AND FINAL ORDER OF
CONDEMNATION**

[Application for Judgment and Final Order
of Condemnation submitted concurrently
herewith]

Complaint Filed: August 14, 2008

19 This Judgment and Final Order of Condemnation is hereby made following
20 disposition through the court proceedings described below of all parties and property
21 interests alleged in the Complaint in Eminent Domain.

IT IS HEREBY FOUND AND DETERMINED:

22 1. Pursuant to its Charter, sections 37350.5 and 40404 of the Government Code
23 of the State of California, section 4090 of the Streets and Highways Code of the State of
24 California, section 1240.010 of the Code of Civil Procedure of the State of California, and
25 Article I, section 19 of the Constitution of the State of California, plaintiff City of Riverside

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1 is authorized to acquire real property or interests therein for public uses and purposes, to
2 wit: to widen and improve 0.75 miles of Columbia Avenue and 0.5 miles of Iowa Avenue,
3 including the intersection.

4 2. Plaintiff City of Riverside ("City") commenced this eminent domain action to
5 condemn the following property interests which are legally described in the attached exhibit
6 "A":

<u>APN</u>	<u>Interest to be Acquired</u>
249-070-028	Public Street & Temporary Construction Easements
249-070-029	Slope & Temporary Construction Easements
249-060-009	Public Street & Temporary Construction Easements
249-060-010	Public Street & Temporary Construction Easements
249-060-015	Public Street & Temporary Construction Easements
249-060-016	Public Street & Temporary Construction Easements
249-060-017	Public Street & Temporary Construction Easements
249-040-011	Public Street & Temporary Construction Easements
249-060-021	Public Street & Temporary Construction Easements
249-060-022	Public Street & Temporary Construction Easements
249-040-005	Temporary Construction Easement
249-040-010	Public Street & Temporary Construction Easements
249-040-013	Public Street & Temporary Construction Easements
249-040-012	Public Street & Temporary Construction Easements

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23 3. After a duly noticed public hearing and an opportunity to be heard in
24 compliance with Code of Civil Procedure section 1245.235, on July 22, 2008, plaintiff's
25 City Council adopted Resolution Number 21681 authorizing plaintiff to acquire the

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1 property described in the attached exhibit "A" by eminent domain (collectively "Subject
 2 Property"). In compliance with sections 1245.220 and 1245.230 of the Code of Civil
 3 Procedure, the City Council found and determined that: (a) the public interest and necessity
 4 require the proposed project, (b) the proposed project is planned and located in the manner
 5 that will be the most compatible with the greatest public good and least private injury, (c)
 6 the acquisition and taking of interests in the property sought to be acquired are necessary for
 7 the Project, and (d) the offer required by section 7267.2 of the Government Code has been
 8 made to the owners of record of the Subject Property.

9 4. Plaintiff named the following defendants in this action:

<u>Defendant Name</u>	<u>Property Interest</u>
Richard C. Hunsaker, Trustee of the Hunsaker Family Trust, Established December 30, 1981 and Amended and Completely Restated on July 23, 1990;	Owner
Hunter Corporate Plaza Associates	Potential Claimant
American Writing Supply Co.	Potential Claimant
Control Logic Corporation	Potential Claimant
Cleaning Catalyst, Inc.	Potential Claimant
Fredericks Sales, Inc.	Potential Claimant
R. J. Reynolds Tobacco Company	Potential Claimant
All City Vacuum	Potential Claimant
Sorbus Inc.	Potential Claimant
Hunsaker-Hunter, Inc.	Potential Claimant
Orange Empire Brewing Company	Potential Claimant
Adolfo Buncan	Potential Claimant
Angelifor Bacani	Potential Claimant
South Riverside Land and Water Company	Potential Claimant
Xenia Limited	Potential Claimant

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<u>Defendant Name</u>	<u>Property Interest</u>
Steve Ko.	Potential Claimant
Tierra Madre Consultants, Inc.	Potential Claimant
First American Title Company	Trustee
Mellon 1st Business Bank, National Association	Beneficiary
Jim Flint dba Flint River Ranch	Potential Claimant
U.S. Cash	Potential Claimant
Riverside Healthcare System, L.P. dba Riverside Community Hospital	Potential Claimant
Craig Ellis	Potential Claimant
Tim Carter	Potential Claimant
Mendocino Fencing Company, LP	Potential Claimant
Golden Star Technology Inc.	Potential Claimant
Flex Temp Corporation dba Labor Finders	Potential Claimant
Young's Market Company, LLC	Potential Claimant
Bourns, Inc.	Owner
A.J. Twogood	Potential Claimant
Pacific Telephone & Telegraph Company	Easement Holder
Shiv, LLC	Owner
American Metal Climax, Inc.	Easement Holder
Citizens Business Bank As Successor In Interest To Community Trust Deed Services	Trustee
Giles FT, LLC.	Owner
Amax, Inc. as Successor in Interest to American Metal Climax, Inc.	Easement Holder
Rabobank, National Association	Trustee, Beneficiary
Yetta Schwartz Living Trust 2001	Potential Claimant
S.F. Industrial Properties-Brook Park LLC	Owner, Trustor
Leona Riverside LLC	Owner, Trustor

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<u>Defendant Name</u>	<u>Property Interest</u>
Iowa Riverside, LLC	Potential Claimant
Nexcoil Incorporated	Potential Claimant
Riverside Leveling, LLC	Potential Claimant
Harbor Pipe and Steel Inc.	Potential Claimant
First American Title Insurance Company	Trustee
The Northwestern Mutual Life Insurance Company	Trustee
Tri-Rail Distribution Services	Potential Claimant
1020 Iowa Avenue, Inc.	Owner
Iowa Corporate Center, Ltd.	Trustor
U.S. General Services Administration	Potential Claimant
Chicago Title Insurance Company	Trustee
Bank Midwest, N.A.	Beneficiary
Kenneth R. Thompson and Vera Ann Thompson, Husband and Wife as Joint Tenants	Owner
Southern California Edison Company as Successor in Interest to California Electric Power Company	Easement Holder
Riverside County Education Foundation	Owner
East Riverside Land Company	Potential Claimant
Bourns, Inc., as Successor in Interest to Wendover Investments, Inc.	Potential Claimant
Chicago Title Company	Trustee
California Statewide Communities Development Authority	Beneficiary
Zions First National Bank, as Trustee Under That Certain Trust Agreement Dated as of September 1, 2001	Potential Claimant
The Regents of the University of California	Potential Claimant
Cody Educational Enterprises, Inc., dba Big Springs Educational Therapy Center and School	Tenant
Riverside County Department of Public Social Services	Tenant

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<u>Defendant Name</u>	<u>Property Interest</u>
Laborers' International Union of North America	Tenant
Cornerstone Staffing Solutions, Inc.	Tenant
Salim O. Al-Naber dba Hungry Tiger	Tenant
Fata Hunter, Inc.	Tenant
Inland Counties Legal Services	Tenant
The Miramar Marketing Group Inc.	Tenant
Reddy, Inc.	Tenant
Greenhouse Family Service	Tenant
Harbor Pipe & Steel Inc., dba James Metals	Tenant
Manufacturers Supply	Tenant
The Weiss Company	Tenant
Al-Ko Kober Corporation	Tenant
Primerica Financial Services	Tenant
B & B Plastics Recyclers, Inc.	Tenant
Alumax Mill Products, Inc.	Tenant
Tri-Rail Distribution Services	Tenant
Jefferson Transitional Programs	Tenant
Cummings West	Tenant
Friendship Christian Fellowship Church of God In Christ	Tenant
Berkshire-Westwood Graphics Group, Inc.	Tenant
Juan Herrera dba J-H Sheet Metal	Tenant
Golden Star Technology Inc., dba GST/Jaguar	Tenant
Integrated Scoring Systems	Tenant
Supply Chain Shared Services	Tenant
Young's Market Company Express	Tenant
Buell Marrs, Jr. dba Marco Development and Construction	Tenant

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<u>Defendant Name</u>	<u>Property Interest</u>
Dimensional Metrology Laboratory	Tenant
Maria De Lourdes Alicea and Pablo Lara dba AAA Forklift Certifiers	Tenant
Alpha Mechanical	Tenant
Top Priority Couriers, Inc.	Tenant
EW-Webb Engineering, Inc.	Tenant
RSCR Inland, Inc.	Tenant
Servicio Latino, Inc.	Tenant
U.S. Cash Corporation dba Entre Tec	Tenant
Crystal Dawn Yanasheski and Steve Yanasheski dba Trappings Too	Tenant
Utiliquest, LLC	Tenant
Stillson Fireplaces	Tenant
Wraps For Your Ride	Tenant
Paramount Lithograph	Tenant
A P Engineering Corporation	Tenant
Ae Im Kim dba Tummy Stuffer	Tenant
Jason A. Cleveland dba South 10	Tenant
MJP Investments, Inc., dba LTS Career Training	Tenant
MJP Investments, Inc., dba Doc's Computer Service	Tenant
ABSS, Inc., dba Applied Business Solutions & Services	Tenant
RCRC, Inc., dba Riverside Blossoms	Tenant
SGI-USA	Tenant

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1 5. The following defendants filed disclaimers on the dates indicated below and
2 are entitled to no compensation:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Control Logic Corporation	09/10/2008
Fredericks Sales, Inc.	10/21/2008
R. J. Reynolds Tobacco Company	10/31/2008
First American Title Company	09/24/2008
Jim Flint dba Flint River Ranch	09/10/2008
Riverside Healthcare System, L.P. dba Riverside Community Hospital	10/20/2008
Flex Temp Corporation dba Labor Finders	10/28/2008
Amax, Inc. as Successor in Interest to American Metal Climax, Inc.	09/26/2008
First American Title Insurance Company	09/24/2008
Iowa Corporate Center, Ltd.	09/24/2008
U.S. General Services Administration	10/20/2008
Chicago Title Insurance Company	09/19/2008
Chicago Title Company	09/19/2008
Zions First National Bank, as Trustee Under That Certain Trust Agreement Dated as of September 1, 2001	09/29/2008
The Regents of the University of California	10/01/2008
Alumax Mill Products, Inc.	09/04/2008
Utiliquest, LLC	03/27/2009

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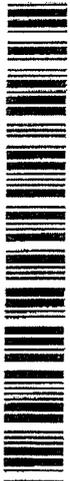
1 6. The following defendants were dismissed by plaintiff without prejudice from
2 this action on the dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Richard C. Hunsaker, Trustee of the Hunsaker Family Trust, Established December 30, 1981 and Amended and Completely Restated on July 23, 1990	06/03/2009
Hunsaker-Hunter, Inc.	02/10/2010
Bourns, Inc.	08/21/2008
Giles FT, LLC	08/09/2011
Rabobank, National Association	03/28/2011
S.F. Industrial Properties-Brook Park LLC	09/09/2011
Leona Riverside LLC	09/09/2011
1020 Iowa Avenue, Inc.	07/20/2011
Kenneth R. Thompson and Vera Ann Thompson	01/15/2009
Riverside County Education Foundation	03/03/2011
Bourns, Inc., as Successor in Interest to Wendover Investments, Inc.	02/10/2010
Riverside County Department of Public Social Services	03/29/2011

19 7. The following defendants have been regularly served with process herein and
20 having failed to appear or answer within the time allowed by law, had their defaults taken
21 on the dates indicated below:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Hunter Corporate Plaza Associates	07/06/2009
American Writing Supply Co.	07/06/2009
Cleaning Catalyst, Inc.	08/13/2009

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<u>DEFENDANT</u>	<u>DATE OF FILING</u>
All City Vacuum	07/06/2009
Sorbus Inc.	08/13/2009
Orange Empire Brewing Company	08/13/2009
Adolfo Buncan	07/06/2009
Angelifor Bacani	07/06/2009
South Riverside Land and Water Company	07/06/2009
Xenia Limited	08/13/2009
Steve Ko	07/06/2009
Tierra Madre Consultants, Inc.	02/13/2009
Mellon 1st Business Bank, National Association	02/13/2009
U.S. Cash	02/13/2009
Craig Ellis	07/06/2009
Tim Carter	07/06/2009
Mendocino Fencing Company, LP	08/13/2009
Golden Star Technology Inc.	02/13/2009
Young's Market Company, LLC	02/13/2009
A.J. Twogood	07/06/2009
Yetta Schwartz Living Trust 2001	02/13/2009
Iowa Riverside, LLC	02/13/2009
Nexcoil Incorporated	02/13/2009
Riverside Leveling, LLC	02/13/2009
Harbor Pipe and Steel Inc.	02/13/2009
The Northwestern Mutual Life Insurance Company	02/13/2009

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<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Tri-Rail Distribution Services	02/13/2009
Bank Midwest, N.A.	02/13/2009
East Riverside Land Company	07/06/2009
California Statewide Communities Development Authority	02/13/2009
Cody Educational Enterprises, Inc., dba Big Springs Educational Therapy Center and School	02/13/2009
Laborers' International Union of North America	02/13/2009
Cornerstone Staffing Solutions, Inc.	02/13/2009
Salim O. Al-Naber dba Hungry Tiger	02/13/2009
Fata Hunter, Inc.	02/13/2009
Inland Counties Legal Services	02/13/2009
The Miramar Marketing Group Inc.	08/13/2009
Reddy, Inc.	02/13/2009
Greenhouse Family Service	02/13/2009
Harbor Pipe & Steel Inc., dba James Metals	02/13/2009
Manufacturers Supply	02/13/2009
The Weiss Company	02/13/2009
Al-Ko Kober Corporation	02/13/2009
Primerica Financial Services	02/13/2009
B & B Plastics Recyclers, Inc.	02/13/2009
Tri-Rail Distribution Services	02/13/2009
Jefferson Transitional Programs	02/13/2009
Cummings West	02/13/2009

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<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Friendship Christian Fellowship Church of God In Christ	02/13/2009
Berkshire-Westwood Graphics Group, Inc.	02/13/2009
Juan Herrera dba J-H Sheet Metal	02/13/2009
Golden Star Technology Inc., dba GST/Jaguar	02/13/2009
Integrated Scoring Systems	02/13/2009
Supply Chain Shared Services	02/13/2009
Young's Market Company Express	02/27/2009
Buell Marrs, Jr. dba Marco Development and Construction	07/06/2009
Dimensional Metrology Laboratory	02/13/2009
Maria De Lourdes Alicea and Pablo Lara dba AAA Forklift Certifiers	02/13/2009
Alpha Mechanical	02/13/2009
Top Priority Couriers, Inc.	02/13/2009
EW-Webb Engineering, Inc.	02/13/2009
RSCR Inland, Inc.	02/13/2009
Servicio Latino, Inc.	02/13/2009
U.S. Cash Corporation dba Entre Tec	02/13/2009
Crystal Dawn Yanasheski and Steve Yanasheski dba Trappings Too	02/13/2009
Stillson Fireplaces	02/13/2009
Wraps For Your Ride	02/13/2009
Paramount Lithograph	02/13/2009
A P Engineering Corporation	02/13/2009
Ae Im Kim dba Tummy Stuffer	02/13/2009

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<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Jason A. Cleveland dba South 10	02/13/2009
MSJS Management Services, Inc.	02/13/2009
MJP Investments, Inc., dba LTS Career Training	02/13/2009
MJP Investments, Inc., dba Doc's Computer Service	02/13/2009
ABSS, Inc., dba Applied Business Solutions & Services	02/13/2009
RCRC, Inc., dba Riverside Blossoms	02/13/2009
SIG-USA	03/04/2009
All Persons Unknown Claiming an Interest in the Property	07/06/2009

8. On January 26, 2010, the court entered an Interlocutory Judgment and Order as to defendant Southern California Edison Company as Successor in Interest to California Electric Power Company.

9. On August 30, 2010, the court entered an Interlocutory Judgment in Condemnation as to defendant Pacific Bell Telephone Company.

10. On December 16, 2011, a Stipulation re Settlement and For Entry of Partial Judgment and Final Order of Condemnation ("Stipulation") was made and entered as to defendants SHIV, LLC, ("SHIV"), Citizens Business Bank, and Citizens Business Bank as successor in interest to Community Trust Deed Services. Pursuant to said Stipulation, defendants SHIV and Citizens Business Bank are to be paid outside of these court proceedings.

11. On December 16, 2011, this court entered the Partial Judgment and Final Order of Condemnation re defendants SHIV and Citizens Business Bank.

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1 12. On August 11, 2008, plaintiff deposited with the Office of the Treasurer for
2 the state of California the amount of \$1,134,000.00 as a deposit of probable just
3 compensation for the property described in the attached exhibit "A."

4 13. On February 5, 2009, the court made and entered an order authorizing
5 withdrawal of \$382,500.00 from funds on deposit with the State Treasurer for APNs 249-
6 070-028 and 249-060-009, and 249-060-010.

7 14. On June 4, 2009, the court made and entered an order authorizing withdrawal
8 of \$363,200.00 from funds on deposit with the State Treasurer for APNs 249-060-015, 249-
9 060-016, 249-060-017, and 249-040-011.

10 15. On June 9, 2009, the court made and entered an order authorizing withdrawal
11 of \$167,700.00 from funds on deposit with the State Treasurer for APNs 249-060-021 and
12 249-060-022.

13 16. On September 7, 2011, the court made and entered an order authorizing
14 withdrawal of \$53,400.00 from funds on deposit with the State Treasurer for APNs 249-
15 040-005 and 249-040-010.

16 17. On October 3, 2011, the court made and entered an order authorizing
17 withdrawal of \$37,900.00 from funds on deposit with the State Treasurer for APN 249-040-
18 013 and 249-070-029.

19 18. On January 3, 2012, plaintiff deposited with the State Treasurer an additional
20 \$148,850.00 for Assessor's Parcel Number 249-040-012 pursuant to the Partial Judgment
21 and Final Order of Condemnation re Defendant SHIV, LLC.

22 19. \$278,150.00 remains on deposit with the State Treasurer for Assessor's
23 Parcel Number 249-040-012.

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1 20. An Order of Prejudgment Possession ("OPP") became effective in and to the
2 property described in the attached exhibit "A" as follows:

3 APN	DATE OF POSSESSION
4 249-070-028	December 15, 2008
5 249-070-029	December 15, 2008
6 249-060-009	December 15, 2008
7 249-060-010	December 15, 2008
8 249-060-015	December 15, 2008
9 249-060-016	December 15, 2008
10 249-060-017	December 15, 2008
11 249-040-011	December 15, 2008
12 249-040-005	December 15, 2008
13 249-040-010	December 15, 2008
14 249-040-013	December 15, 2008
15 249-040-012	December 15, 2008

16 21. The use for which an interest in and to the property described in the attached
17 exhibit "A" is being acquired is a use authorized by law and the acquisition of said interest
18 is necessary to said use.

19 NOW THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED that
20 judgment in condemnation is hereby made in favor of the City of Riverside. The following
21 defendants are entitled to no compensation or damages: Hunter Corporate Plaza Associates;
22 American Writing Supply Co.; Control Logic Corporation; Cleaning Catalyst, Inc.;
23 Fredericks Sales, Inc.; R. J. Reynolds Tobacco Company; All City Vacuum; Sorbus Inc.;
24 Orange Empire Brewing Company; Adolfo Buncan; Angelifor Bacani; South Riverside
25 Land and Water Company; Xenia Limited; Steve Ko; Tierra Madre Consultants, Inc.; First

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1 American Title Company; Mellon 1st Business Bank, National Association; Jim Flint dba
2 Flint River Ranch; U.S. Cash; Riverside Healthcare System, L.P. dba Riverside Community
3 Hospital; Craig Ellis; Tim Carter; Mendocino Fencing Company, LP; Golden Star
4 Technology Inc.; Flex Temp Corporation dba Labor Finders; Young's Market Company,
5 LLC; A.J. Twogood; American Metal Climax, Inc.; Amax, Inc. as Successor in Interest to
6 American Metal Climax, Inc.; Yetta Schwartz Living Trust 2001; Iowa Riverside, LLC;
7 Nexcoil Incorporated; Riverside Leveling, LLC; Harbor Pipe and Steel Inc.; First American
8 Title Insurance Company; The Northwestern Mutual Life Insurance Company; Tri-Rail
9 Distribution Services; Iowa Corporate Center, Ltd.; U.S. General Services Administration;
10 Chicago Title Insurance Company; Bank Midwest, N.A.; East Riverside Land Company;
11 Chicago Title Company; California Statewide Communities Development Authority; Zions
12 First National Bank, as Trustee Under That Certain Trust Agreement Dated as of September
13 1, 2001; The Regents of the University of California; Cody Educational Enterprises, Inc.,
14 dba Big Springs Educational Therapy Center and School; Laborers' International Union of
15 North America; Cornerstone Staffing Solutions, Inc.; Salim O. Al-Naber dba Hungry Tiger;
16 Fata Hunter, Inc.; Inland Counties Legal Services; The Miramar Marketing Group Inc.;
17 Reddy, Inc.; Greenhouse Family Service; Harbor Pipe & Steel Inc., dba James Metals;
18 Manufacturers Supply; The Weiss Company; Al-Ko Kober Corporation; Primerica
19 Financial Services; B & B Plastics Recyclers, Inc.; Alumax Mill Products, Inc.; Tri-Rail
20 Distribution Services; Jefferson Transitional Programs; Cummings West; Friendship
21 Christian Fellowship Church of God In Christ; Berkshire-Westwood Graphics Group, Inc.;
22 Juan Herrera dba J-H Sheet Metal; Golden Star Technology Inc., dba GST/Jaguar;
23 Integrated Scoring Systems; Supply Chain Shared Services; Young's Market Company
24 Express; Buell Marrs, Jr. dba Marco Development and Construction; Dimensional
25 Metrology Laboratory; Maria De Lourdes Alicea and Pablo Lara dba AAA Forklift

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1 Certifiers; Alpha Mechanical; Top Priority Couriers, Inc.; EW-Webb Engineering, Inc.;
2 RSCR Inland, Inc.; Servicio Latino, Inc.; U.S. Cash Corporation dba Entre Tec; Crystal
3 Dawn Yanasheski and Steve Yanasheski dba Trappings Too; Utiliquest, LLC; Stillson
4 Fireplaces; Wraps For Your Ride; Paramount Lithograph; A P Engineering Corporation; Ae
5 Im Kim dba Tummy Stuffer; Jason A. Cleveland dba South 10; MSJS Management
6 Services, Inc.; MJP Investments, Inc., dba LTS Career Training; MJP Investments, Inc., dba
7 Doc's Computer Service; ABSS, Inc., dba Applied Business Solutions & Services; RCRC,
8 Inc., dba Riverside Blossoms; SGI-USA; and All Persons Unknown Claiming an Interest in
9 the Property.

10 WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF
11 CONDEMNATION:

12 The interests of defendants Hunter Corporate Plaza Associates; American Writing
13 Supply Co.; Control Logic Corporation; Cleaning Catalyst, Inc.; Fredericks Sales, Inc.; R. J.
14 Reynolds Tobacco Company; All City Vacuum; Sorbus Inc.; Orange Empire Brewing
15 Company; Adolfo Buncan; Angelifor Bacani; South Riverside Land and Water Company;
16 Xenia Limited; Steve Ko; Tierra Madre Consultants, Inc.; First American Title Company;
17 Mellon 1st Business Bank, National Association; Jim Flint dba Flint River Ranch; U.S.
18 Cash; Riverside Healthcare System, L.P. dba Riverside Community Hospital; Craig Ellis;
19 Tim Carter; Mendocino Fencing Company, LP; Golden Star Technology Inc.; Flex Temp
20 Corporation dba Labor Finders; Young's Market Company, LLC; A.J. Twogood; American
21 Metal Climax, Inc.; Amax, Inc. as Successor in Interest to American Metal Climax, Inc.;
22 Yetta Schwartz Living Trust 2001; Iowa Riverside, LLC; Nexcoil Incorporated; Riverside
23 Leveling, LLC; Harbor Pipe and Steel Inc.; First American Title Insurance Company; The
24 Northwestern Mutual Life Insurance Company; Tri-Rail Distribution Services; Iowa
25 Corporate Center, Ltd.; U.S. General Services Administration; Chicago Title Insurance

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1 Company; Bank Midwest, N.A.; East Riverside Land Company; Chicago Title Company;
2 California Statewide Communities Development Authority; Zions First National Bank, as
3 Trustee Under That Certain Trust Agreement Dated as of September 1, 2001; The Regents
4 of the University of California; Cody Educational Enterprises, Inc., dba Big Springs
5 Educational Therapy Center and School; Laborers' International Union of North America;
6 Cornerstone Staffing Solutions, Inc.; Salim O. Al-Naber dba Hungry Tiger; Fata Hunter,
7 Inc.; Inland Counties Legal Services; The Miramar Marketing Group Inc.; Reddy, Inc.;
8 Greenhouse Family Service; Harbor Pipe & Steel Inc., dba James Metals; Manufacturers
9 Supply; The Weiss Company; Al-Ko Kober Corporation; Primerica Financial Services; B &
10 B Plastics Recyclers, Inc.; Alumax Mill Products, Inc.; Tri-Rail Distribution Services;
11 Jefferson Transitional Programs; Cummings West; Friendship Christian Fellowship Church
12 of God In Christ; Berkshire-Westwood Graphics Group, Inc.; Juan Herrera dba J-H Sheet
13 Metal; Golden Star Technology Inc., dba GST/Jaguar; Integrated Scoring Systems; Supply
14 Chain Shared Services; Young's Market Company Express; Buell Marrs, Jr. dba Marco
15 Development and Construction; Dimensional Metrology Laboratory; Maria De Lourdes
16 Alicea and Pablo Lara dba AAA Forklift Certifiers; Alpha Mechanical; Top Priority
17 Couriers, Inc.; EW-Webb Engineering, Inc.; RSCR Inland, Inc.; Servicio Latino, Inc.; U.S.
18 Cash Corporation dba Entre Tec; Crystal Dawn Yanasheski and Steve Yanasheski dba
19 Trappings Too; Utiliquest, LLC; Stillson Fireplaces; Wraps For Your Ride; Paramount
20 Lithograph; A P Engineering Corporation; Ae Im Kim dba Tummy Stuffer; Jason A.
21 Cleveland dba South 10; MSJS Management Services, Inc.; MJP Investments, Inc., dba
22 LTS Career Training; MJP Investments, Inc., dba Doc's Computer Service; ABSS, Inc., dba
23 Applied Business Solutions & Services; RCRC, Inc., dba Riverside Blossoms; SGI-USA;
24 and All Persons Unknown Claiming an Interest in the Property in the real property
25 described in the attached exhibit "A" are hereby condemned for the public use and purpose

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CITY ATTORNEY'S OFFICE
3020 MAIN STREET
RIVERSIDE, CA 92502
(951) 826-5507

10760

1 described in the complaint herein, to wit, to widen and improve 0.75 miles of Columbia
2 Avenue and 0.5 miles of Iowa Avenue, including the intersection, plaintiff to take title to
3 the interest(s) of said defendants in said real property together with all improvements
4 thereon in which said defendant has an interest, and except as otherwise described in the
5 attached exhibit "A," free and clear of any and all liens, encumbrances, easements, and
6 leaseholds of whatever kind or nature.

7 The interests condemned to the City of Riverside in and to Assessor's Parcel
8 Numbers 249-070-028, 249-070-029, 249-060-009, 249-060-010, 249-060-015, 249-060-
9 016, 249-060-017, 249-040-011, 249-040-005, 249-040-010, 249-040-013, and 249-040-
10 012 are legally described in Exhibit "A" hereto.

11
12 DATED: 2/3, 2012

Ronald Angles
13 JUDGE OF THE SUPERIOR COURT

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EXHIBIT A



2012-0067257
02/14/2012 04:20P
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EXHIBIT "A"

A.P.N. 249-076-028-0
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 14 THROUGH 16 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THAT PORTION OF LOTS 2 AND "C" OF STECK'S CITRUS TRACT AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 33 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, ALSO BEING A PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-007-001, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-294603 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P06-1026, AS DOCUMENT NO. 2006-0717818 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°32'47" EAST ALONG A LINE PARALLEL WITH AND DISTANT 60.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF IOWA AVENUE AS SHOWN ON SAID DOCUMENTS A DISTANCE OF 94.77 FEET;

THENCE NORTH 01°35'16" EAST A DISTANCE OF 217.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 317.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 61.21 FEET THROUGH A CENTRAL ANGLE OF 11°03'50" TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 272.00 FEET THROUGH WHICH POINT, A RADIAL LINE BEARS SOUTH 77°20'54" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 57.47 FEET THROUGH A CENTRAL ANGLE OF 12°06'19" TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE NORTH 00°32'47" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 207.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 63.10 FEET THROUGH A CENTRAL ANGLE OF 90°23'04" TO A LINE PARALLEL WITH AND DISTANT 65.50 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE, AS SHOWN BY SAID DOCUMENT RECORDED JUNE 28, 2001;



16760

THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 334.59 FEET;

THENCE NORTH 89°53'22" EAST A DISTANCE OF 577.60 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 629.81 FEET;

THENCE SOUTH 00°55'51" WEST A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 309.17 FEET;

THENCE SOUTH 46°39'10" WEST A DISTANCE OF 35.28 FEET TO A LINE PARALLEL WITH AND DISTANT 65.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°32'47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 264.93 FEET;

THENCE NORTH 89°27'13" WEST A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THE PRECEDING FIVE COURSES BEING ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED DECEMBER 6, 2000, PER DOCUMENT NO. 2000-485468 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 00°32'47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 393.67 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P06-1026;

THENCE SOUTH 89°28'43" EAST ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF PARCEL 1 A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

AREA - 11893 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 15, 2008
LICENSE EXPIRES 9/30/2008

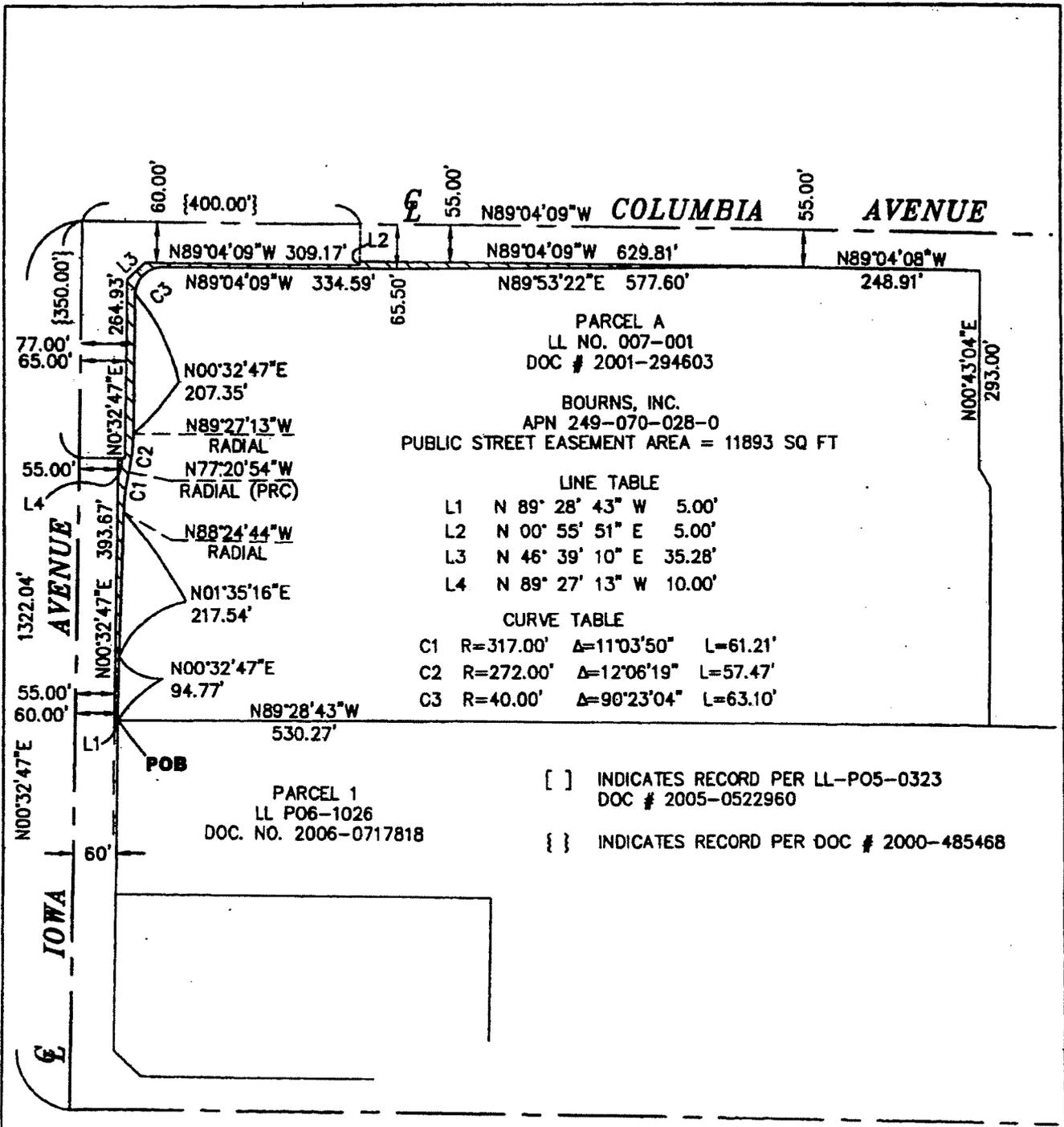
DESCRIPTION APPROVAL:

[Signature] *1/23/08*
MARK S. BROWN DATE
CITY SURVEYOR

16760

2012-0067257
02/14/2012 04:20P
23 of 68





NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		Sheet 1 of 1	
Scale 1"= 200'	Drawn by: XES	Date: 01/15/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-070-028-0
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 14 THROUGH 16 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS
SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA, AND THAT PORTION OF LOTS 2 AND "C" OF STECK'S CITRUS TRACT AS
SHOWN BY MAP ON FILE IN BOOK 11 PAGE 33 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY,
ALSO BEING A PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE
ADJUSTMENT NO. LL-007-001, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-294603 OF
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR
LOT LINE ADJUSTMENT NO. LL-P06-1026, AS DOCUMENT NO. 2006-0717818 OF OFFICIAL RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°32'47" EAST ALONG A LINE PARALLEL WITH AND DISTANT 60.00 FEET
EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF IOWA AVENUE AS
SHOWN ON SAID DOCUMENTS A DISTANCE OF 94.77 FEET;

THENCE NORTH 01°35'16" EAST A DISTANCE OF 217.54 FEET TO THE BEGINNING OF A TANGENT
CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 317.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 61.21 FEET THROUGH A
CENTRAL ANGLE OF 11°03'50" TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 272.00 FEET, THROUGH WHICH POINT, A RADIAL
LINE BEARS SOUTH 77°20'54" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 57.47 FEET THROUGH A
CENTRAL ANGLE OF 12°06'19" TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET EASTERLY
AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF IOWA AVENUE;

THENCE NORTH 00°32'47" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 207.35 FEET TO
THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS
OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 63.10 FEET THROUGH A
CENTRAL ANGLE OF 90°23'04" TO A LINE PARALLEL WITH AND DISTANT 65.50 FEET SOUTHERLY
AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE;

THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 334.59 FEET;

THENCE NORTH 89°53'22" EAST A DISTANCE OF 577.60 FEET TO A LINE PARALLEL WITH AND
DISTANT 55.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF
COLUMBIA AVENUE;



THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 248.66 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE ALONG SAID EASTERLY LINE SOUTH 00°43'04" WEST A DISTANCE OF 20.50 FEET TO A LINE PARALLEL WITH AND DISTANT 75.50 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°04'08" WEST A DISTANCE OF 1160.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET;

THENCE SOUTHWESTERLY 47.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°23'04" TO A LINE PARALLEL WITH AND DISTANT 87.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°32'47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 207.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 282.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 59.58 FEET THROUGH A CENTRAL ANGLE OF 12°06'19", TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 307.00 FEET, THROUGH WHICH POINT, A RADIAL LINE BEARS NORTH 77°20'54" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 59.28 FEET THROUGH A CENTRAL ANGLE OF 11°03'50";

THENCE SOUTH 01°35'16" WEST A DISTANCE OF 217.45 FEET TO A LINE PARALLEL WITH AND DISTANT 70.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°32'47" WEST A DISTANCE OF 94.67 TO THE SOUTHERLY LINE OF SAID PARCEL;

THENCE NORTH 89°28'43" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

AREA - 24187 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

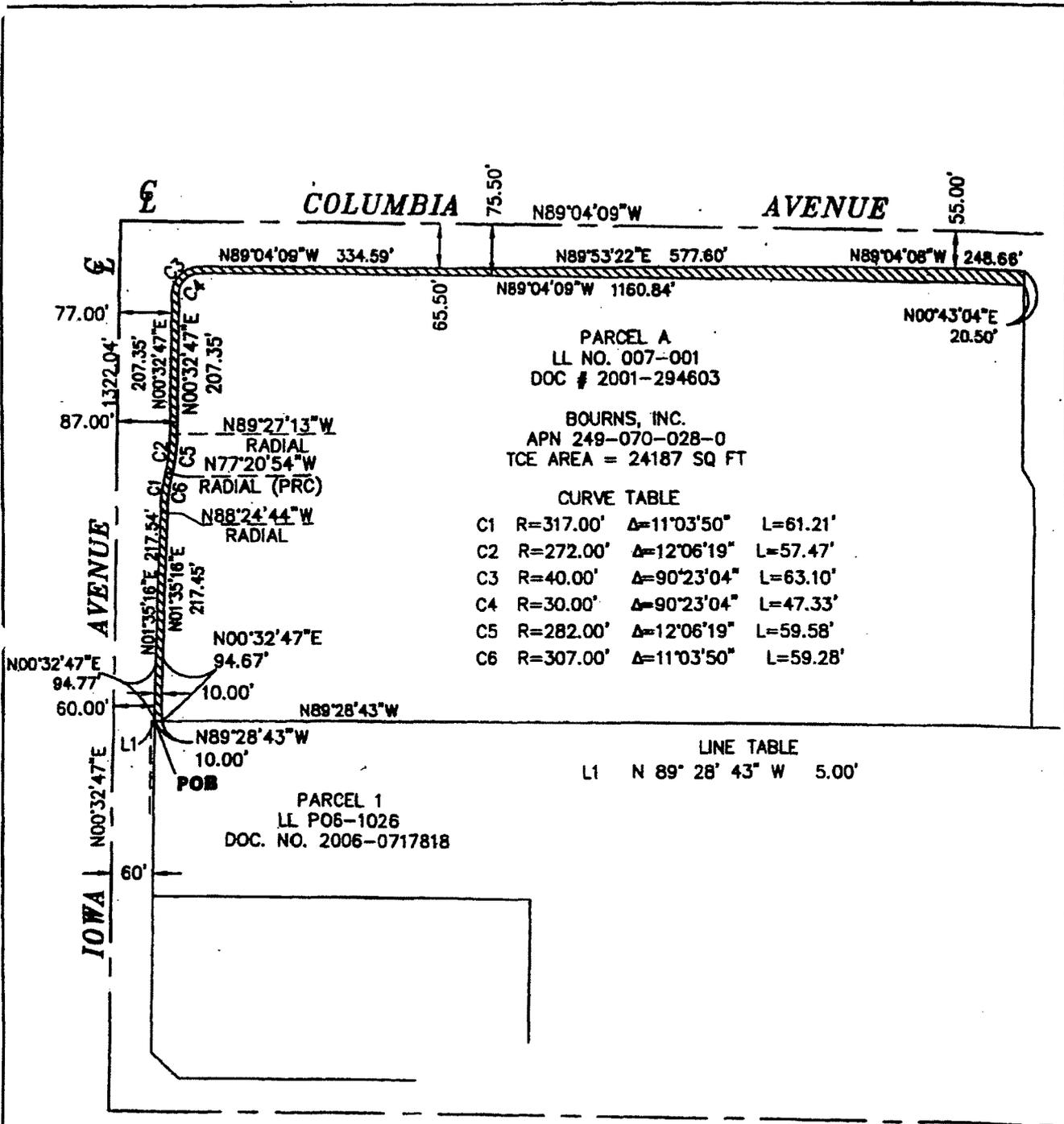
Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 16, 2008
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL:
[Signature] 1/25/08
MARK S. BROWN
CITY SURVEYOR DATE

16760



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 200'

Drawn by: XES

Date: 12/04/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-070-029-1
SLOPE EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL "B" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-007-001, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-294603 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "B";

THENCE SOUTH 02°32'42" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 20.01 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 347.72 FEET TO THE WESTERLY LINE OF SAID PARCEL;

THENCE NORTH 00°43'04" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 20.00 FEET TO SAID NORTHERLY LINE OF PARCEL "B", ALSO BEING A LINE PARALLEL WITH AND DISTANT 55.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT;

THENCE SOUTH 89°04'09" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 348.36 FEET TO THE POINT OF BEGINNING.

AREA - 6961 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: February 21, 2008
LICENSE EXPIRES 9/30/2008



PAGE 1 OF 1

DESCRIPTION APPROVAL

[Signature] 5/15/08
MARK S. BROWN DATE
CITY SURVEYOR

16760

2012-0807257
02/14/2012 04:20P
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Ε COLUMBIA AVENUE

← TO IOWA AVENUE

20.00'

N89°04'09"W 348.36'

55.00'

POB

N89°04'09"W 347.72'

20.00'

20.01'

APN 249-070-028-0

N00°43'04"E
273.00'

PARCEL B
LLA NO. 007-001
DOC # 2001-294603

RIVERSIDE COUNTY
EDUCATION FOUNDATION

APN 249-070-029-1
SE = 6961 SQ FT

50.00'

N02°32'42"E

R.C.T.C. R.R.

N02°32'42"E

N29°16'55"W
32.00'

N00°43'04"E

NOT A PART OF THE RECORDED DOCUMENT

◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 80'

Drawn by: XES

Date: 2/21/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-070-029-1
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL "B" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-007-001, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-294603 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "B";

THENCE SOUTH 02°32'42" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 20.01 FEET TO A POINT LOCATED ALONG A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID PARCEL "B", SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 02°32'42" WEST A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 347.40 FEET TO THE WESTERLY LINE OF SAID PARCEL;

THENCE NORTH 00°43'04" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 10.00 FEET TO SAID LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF PARCEL "B";

THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 347.72 FEET TO THE TRUE POINT OF BEGINNING.

AREA - 3476 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

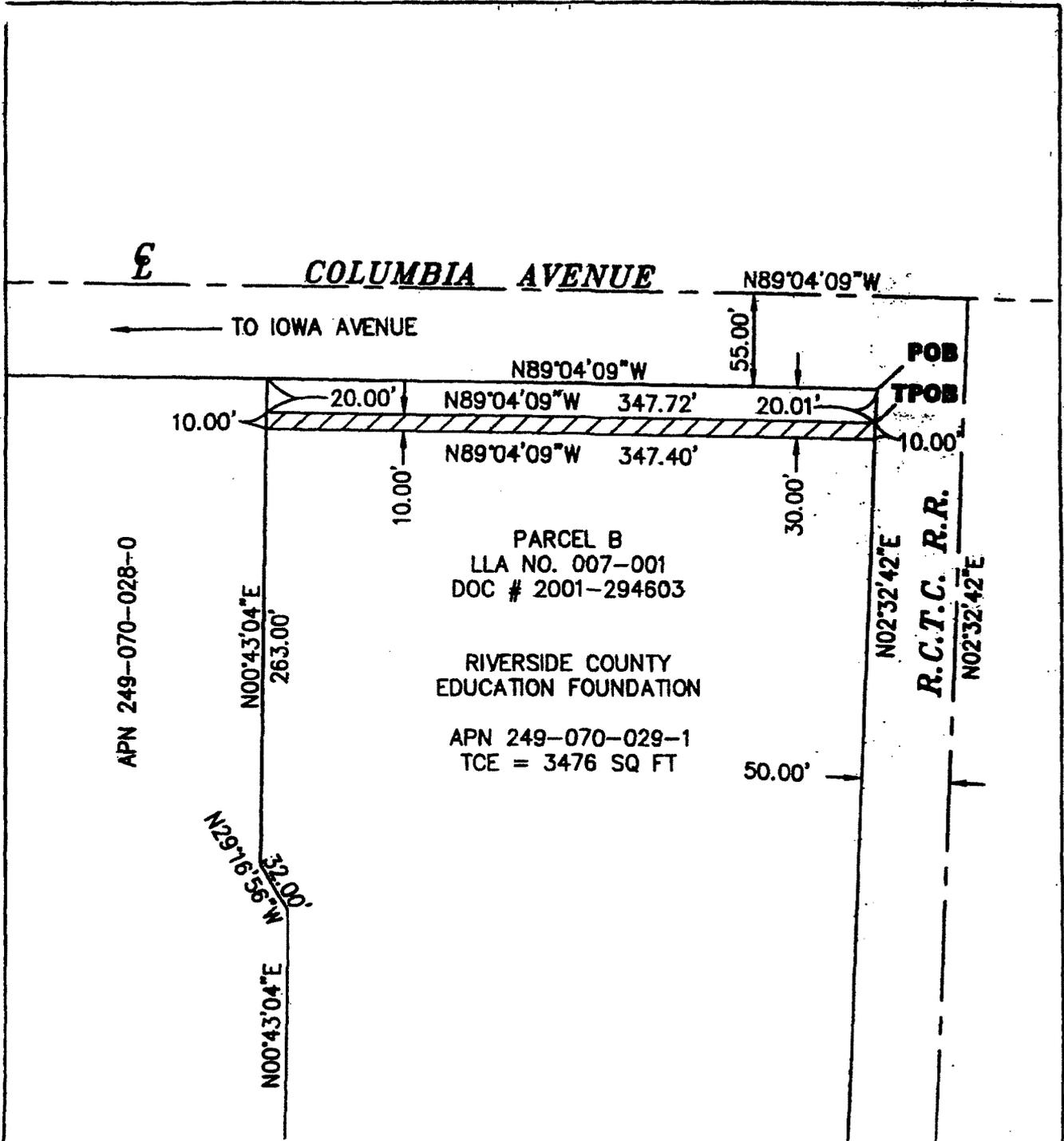
XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April, 17 2008
LICENSE EXPIRES 9/30/2008



2012-0067257
02/14/2012 04:28P
27 of 60

DESCRIPTION APPROVAL:
Mark S. Brown 5/17/08
MARK S. BROWN DATE
CITY SURVEYOR

16760



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 80'	Drawn by: XES	Date: 4/17/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS
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16760

EXHIBIT "A"

A.P.N. 249-060-009-2
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF LOT 7 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE NORTH 00°34'15" EAST ALONG THE WESTERLY LINE OF SAID EAST HALF OF LOT 7, A DISTANCE OF 27.00 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON PARCEL MAP NO. 18137, ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 331.00 FEET TO THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT LOT 7;

THENCE SOUTH 00°34'15" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 27.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 7, BEING A LINE PARALLEL WITH AND DISTANT 33.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE;

THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 331.00 FEET TO THE POINT OF BEGINNING;

AREA - 8937 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 16, 2008
LICENSE EXPIRES 9/30/2008

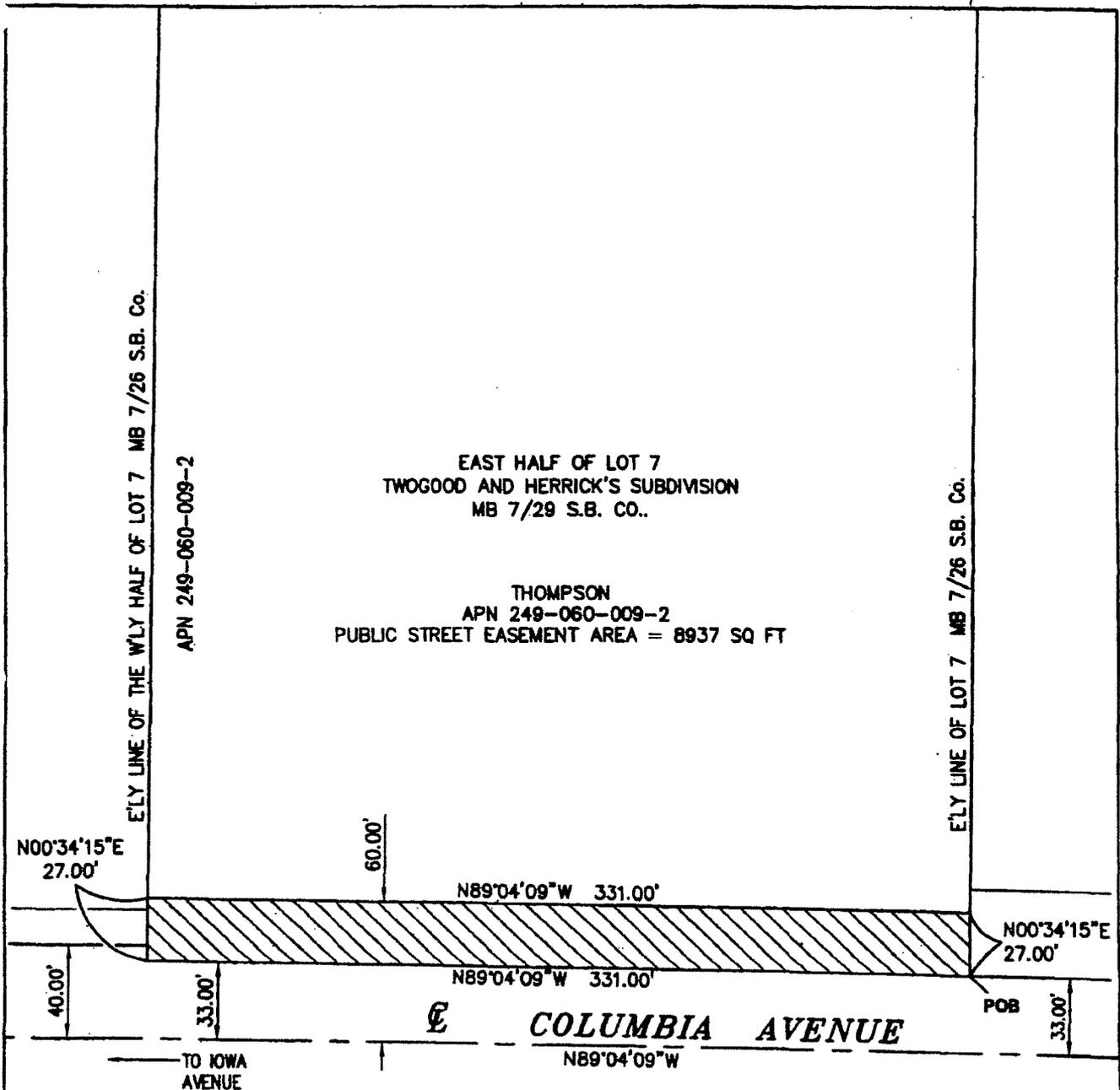
PAGE 1 OF 1

DESCRIPTION APPROVAL:
Mark S. Brown 1/23/08
MARK S. BROWN DATE
CITY SURVEYOR



2012-0067257
02/14/2012 04:20P
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EAST HALF OF LOT 7
 TWOGOOD AND HERRICK'S SUBDIVISION
 MB 7/29 S.B. CO..

THOMPSON
 APN 249-060-009-2
 PUBLIC STREET EASEMENT AREA = 8937 SQ FT

E'LY LINE OF THE W'LY HALF OF LOT 7 MB 7/26 S.B. Co.

APN 249-060-009-2

E'LY LINE OF LOT 7 MB 7/26 S.B. Co.

N00°34'15"E
27.00'

60.00'

N89°04'09"W 331.00'

N00°34'15"E
27.00'

40.00'

33.00'

N89°04'09"W 331.00'

COLUMBIA AVENUE

POB

33.00'

TO IOWA
AVENUE

N89°04'09"W

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 60'

Drawn by: XES

Date: 01/16/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

10760

EXHIBIT "A"

A.P.N. 249-060-009-2
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF LOT 7 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°34'15" EAST A DISTANCE OF 27.00 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON PARCEL MAP NO. 18137, ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID PARALLEL LINE NORTH 89°04'09" WEST A DISTANCE OF 331.00 FEET TO THE EASTERLY LINE OF THE WESTERLY HALF OF SAID LOT 7;

THENCE NORTH 00°34'15" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 70.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°04'09" EAST A DISTANCE OF 331.00 FEET TO SAID EASTERLY LINE OF LOT 7;

THENCE ALONG SAID EASTERLY LINE SOUTH 00° 34' 15" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

AREA - 3310 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 16, 2008
LICENSE EXPIRES 9/30/2008



2012-0067257
02/14/2012 04:28P
29 of 60

DESCRIPTION APPROVAL
Mark S. Brown 1/23/08
MARK S. BROWN DATE
CITY SURVEYOR

10760

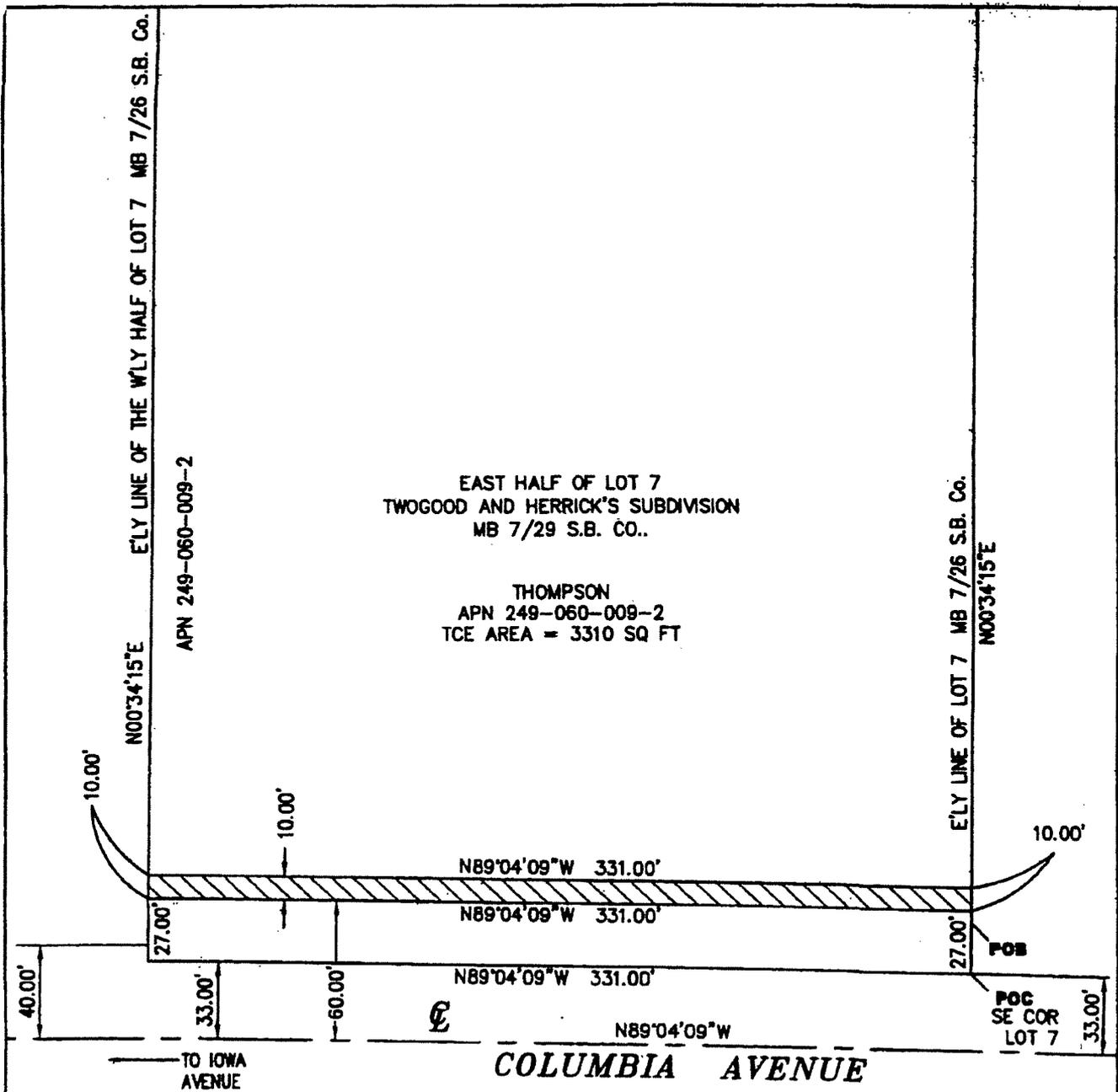
1 5. The following defendants filed disclaimers on the dates indicated below and
2 are entitled to no compensation:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Control Logic Corporation	09/10/2008
Fredericks Sales, Inc.	10/21/2008
R. J. Reynolds Tobacco Company	10/31/2008
First American Title Company	09/24/2008
Jim Flint dba Flint River Ranch	09/10/2008
Riverside Healthcare System, L.P. dba Riverside Community Hospital	10/20/2008
Flex Temp Corporation dba Labor Finders	10/28/2008
Amax, Inc. as Successor in Interest to American Metal Climax, Inc.	09/26/2008
First American Title Insurance Company	09/24/2008
Iowa Corporate Center, Ltd.	09/24/2008
U.S. General Services Administration	10/20/2008
Chicago Title Insurance Company	09/19/2008
Chicago Title Company	09/19/2008
Zions First National Bank, as Trustee Under That Certain Trust Agreement Dated as of September 1, 2001	09/29/2008
The Regents of the University of California	10/01/2008
Alumax Mill Products, Inc.	09/04/2008
Utiliquest, LLC	03/27/2009

24 ///

25 ///





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 60'

Drawn by: XES

Date: 01/16/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-060-010-2
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE OF LOT 8 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 00°34'15" EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 37.00 FEET TO A LINE PARALLEL WITH AND DISTANT 70.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON PARCEL MAP NO. 18137, ON FILE IN BOOK 109, PAGES 70 THROUGH 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89°04'09" EAST A DISTANCE OF 308.14 FEET ALONG SAID PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 8;

THENCE SOUTH 02°32'42" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 37.01 FEET TO THE SOUTHERLY LINE OF SAID LOT ALSO BEING A LINE PARALLEL WITH AND DISTANT 33.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 89°04'09" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 306.87 FEET TO THE POINT OF BEGINNING;

AREA - 11378 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 16, 2008
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL
[Signature] 1/23/08
DATE
MARK S. BROWN
CITY SURVEYOR



16760

LOT 8
TWOGOOD AND HERRICK'S SUBDIVISION
MB 7/29 S.B. CO.

THOMPSON
APN 249-060-010-2
PUBLIC STREET EASEMENT
AREA = 11378 SQ FT

R.C.T.C. R.R.

APN 249-060-009-2

N00°34'15"E

N02°32'42"E

50.00'

N89°04'09"W 308.14'

N02°32'42"E

37.01'

N00°34'15"E
37.00'

POB

33.00'

N89°04'09"W 306.87'

COLUMBIA

70.00'

AVENUE

N89°04'09"W

TO IOWA
AVENUE

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 60'

Drawn by: XES

Date: 01/16/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-060-010-2
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE OF LOT 8 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 00°34'15" EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ALONG A LINE PARALLEL WITH AND DISTANT 70.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE, AS SHOWN ON PARCEL MAP NO. 18137, ON FILE IN BOOK 109, PAGES 70 THROUGH 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 308.14 FEET TO THE EASTERLY LINE OF SAID LOT 8;

THENCE NORTH 02°32'42" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 80.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 308.49 FEET TO SAID WESTERLY LINE OF LOT 8;

THENCE SOUTH 00°34'15" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

AREA - 3083 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 16, 2008
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL

Mark S. Brown 1/23/08
MARK S. BROWN DATE
CITY SURVEYOR



16760

LOT B
TWOGOOD AND HERRICK'S SUBDIVISION
MB 7/29 S.B. CO.

THOMPSON
APN 249-060-010-2
TCE AREA = 3083 SQ FT

APN 249-060-009-2

N00°34'15"E

R.C.T.C. R.R.

N02°32'42"E

N02°32'42"E

10.00'

10.00'

N89°04'09"W 308.49'

POB

37.00'

N89°04'09"W 308.14'

37.01'

10.00'

N89°04'09"W 306.87'

FOC

33.00'

70.00'

33.00'

COLUMBIA

AVENUE

N89°04'09"W

TO IOWA
AVENUE

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 60'

Drawn by: XES

Date: 01/16/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-060-015-7
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS; RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 89° 05' 15" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 16.82 FEET;

THENCE SOUTH 00°29'11" EAST A DISTANCE OF 165.01 FEET TO A LINE PARALLEL WITH AND DISTANT 11.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 63.58 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL DISTANT 11.00 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE NORTH 89° 26' 41" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 11.00 FEET TO THE SAID SOUTHWEST CORNER OF PARCEL 1;

THENCE NORTH 00° 33' 19" EAST ALONG THE WESTERLY LINE OF PARCEL 1, A DISTANCE OF 245.43 FEET TO THE POINT OF BEGINNING;

AREA - 2401 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

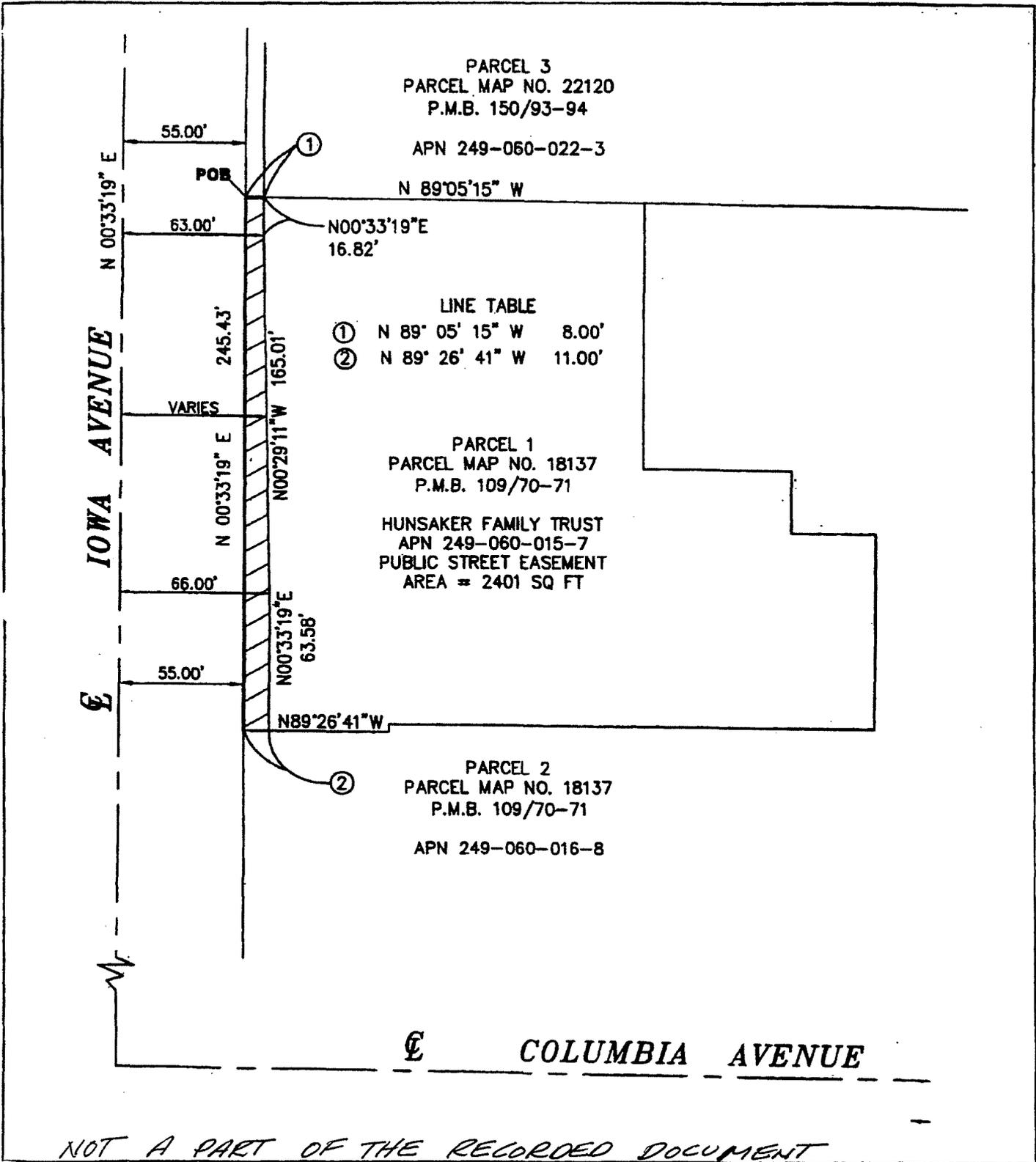
Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: DECEMBER 4, 2007
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL:
[Signature] 1/25/08
DATE
MARK S. BROWN
CITY SURVEYOR





NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.			Sheet 1 of 1	
Scale 1"= 60'	Drawn by: XES	Date: 12/04/07	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS	

16760

EXHIBIT "A"

A.P.N. 249-060-015-7
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 89° 05' 15" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ALONG A LINE PARALLEL WITH AND DISTANT 8.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 16.82 FEET;

THENCE SOUTH 00°29'11" EAST A DISTANCE OF 165.01 FEET TO A LINE PARALLEL WITH AND DISTANT 11.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°33'19" WEST A DISTANCE OF 63.58 FEET TO THE SOUTHERLY LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°26'41" EAST A DISTANCE OF 11.50 FEET TO A LINE PARALLEL WITH AND DISTANT 22.50 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°33'19" EAST A DISTANCE OF 9.35 FEET TO A LINE PARALLEL WITH AND DISTANT 9.35 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°26'41" EAST A DISTANCE OF 22.50 FEET TO A LINE PARALLEL WITH AND DISTANT 45.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE;



THENCE ALONG SAID PARALLEL LINE, NORTH 00°33'19" EAST A DISTANCE OF 61.27 FEET TO A LINE PARALLEL WITH AND DISTANT 70.62 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°26'41" WEST A DISTANCE OF 22.50 FEET TO A LINE PARALLEL WITH AND DISTANT 22.50 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°33'19" EAST A DISTANCE OF 174.67 FEET TO SAID NORTHERLY LINE;

THENCE NORTH 89°05'15" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING;

AREA - 4498 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE DECEMBER 4, 2007
LICENSE EXPIRES 9/30/2008

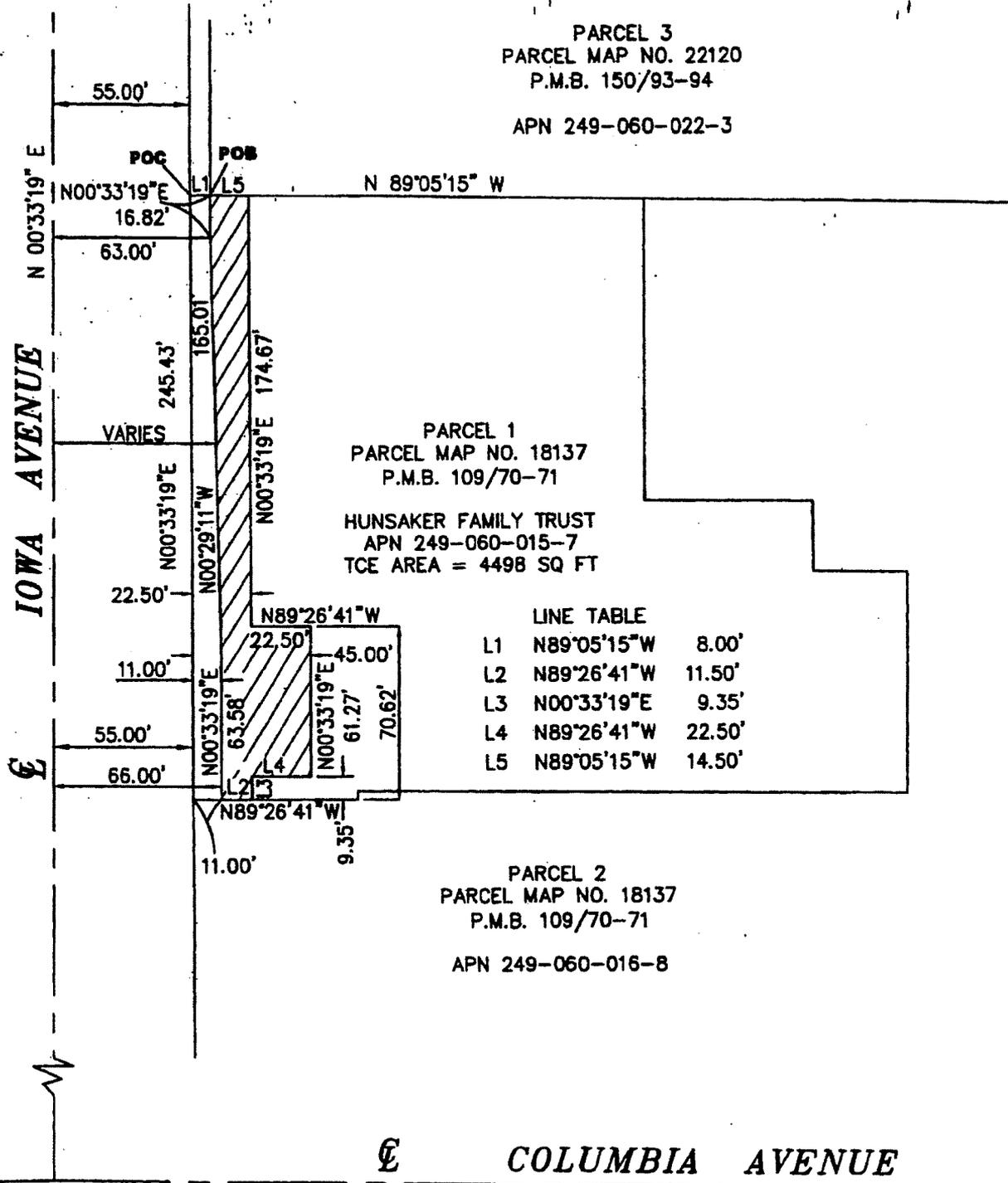


DESCRIPTION APPROVAL:
[Signature] 1/28/08
MARK S. BROWN DATE
CITY SURVEYOR

PARCEL 3
 PARCEL MAP NO. 22120
 P.M.B. 150/93-94

APN 249-060-022-3

N 89°05'15" W



PARCEL 1
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71
 HUNSAKER FAMILY TRUST
 APN 249-060-015-7
 TCE AREA = 4498 SQ FT

LINE TABLE

L1	N89°05'15"W	8.00'
L2	N89°26'41"W	11.50'
L3	N00°33'19"E	9.35'
L4	N89°26'41"W	22.50'
L5	N89°05'15"W	14.50'

PARCEL 2
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71
 APN 249-060-016-8

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 60'

Drawn by: XES

Date: 12/04/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-060-016-8
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 AND 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 00° 33' 19" WEST ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY RIGHT OF WAY LINE OF IOWA AVENUE AS SHOWN ON SAID MAP, A DISTANCE OF 345.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 39.50 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 61°25'01" WEST;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE A DISTANCE OF 21.61 FEET THROUGH A CENTRAL ANGLE OF 31°20'41" TO THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 30°04'20" WEST;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°04'09" EAST 273.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 772.00 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE A DISTANCE OF 60.07 FEET THROUGH A CENTRAL ANGLE OF 4°27'30" TO THE SOUTHEASTERLY CORNER OF SAID PARCEL THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 5°23'21" EAST;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 00°33'19" EAST A DISTANCE OF 8.80 FEET;

THENCE NORTH 79°35'05" WEST A DISTANCE OF 0.24 FEET TO A LINE PARALLEL WITH AND DISTANT 61.50 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN BY SAID MAP;



THENCE ALONG SAID PARALLEL LINE NORTH 89° 04' 09" WEST A DISTANCE OF 298.04 FEET;
THENCE NORTH 45°44'07" WEST A DISTANCE OF 54.97 FEET TO A LINE PARALLEL WITH AND
DISTANT 11.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE;
THENCE NORTH 00° 33' 19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 316.19 FEET TO
SAID NORTHERLY LINE OF PARCEL 2;
THENCE NORTH 89°26'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 11.00 FEET TO
THE POINT OF BEGINNING;
AREA ~ 6865 SQUARE FEET.

This description was prepared by me or under my direction in
conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: DECEMBER 4, 2007
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:
[Signature] 11/25/08
MARK S. BROWN DATE
CITY SURVEYOR



EXHIBIT "A"

A.P.N. 249-060-016-8
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 THROUGH 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 89° 26' 41" EAST A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ALONG A LINE PARALLEL WITH AND DISTANT 11.00 EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00° 33' 19" WEST A DISTANCE OF 316.19 FEET;

THENCE SOUTH 45° 44' 07" EAST A DISTANCE OF 54.97 FEET TO A LINE PARALLEL WITH AND DISTANT 61.50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE SOUTH 89° 04' 09" EAST A DISTANCE OF 298.04 FEET;

THENCE SOUTH 79° 35' 05" EAST A DISTANCE OF 0.24 FEET TO THE EASTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID EASTERLY LINE, NORTH 00° 33' 19" EAST A DISTANCE OF 30.54 FEET TO A LINE PARALLEL WITH AND DISTANT 92.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE, NORTH 89° 04' 09" WEST A DISTANCE OF 30.39 FEET;

THENCE SOUTH 00° 08' 54" EAST A DISTANCE OF 13.00 FEET TO A LINE PARALLEL WITH AND DISTANT 79.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;



THENCE ALONG SAID PARALLEL LINE NORTH 89° 04' 09" WEST A DISTANCE OF 271.91 FEET;
THENCE NORTH 45°44'07" WEST A DISTANCE OF 33.72 FEET TO A LINE PARALLEL WITH AND
DISTANT 22.50 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE ;
THENCE ALONG SAID PARALLEL LINE, NORTH 00° 33' 19" EAST A DISTANCE OF 313.35 FEET
TO SAID NORTHERLY LINE OF PARCEL 2;
THENCE NORTH 89°26'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 11.50 FEET TO
THE POINT OF BEGINNING;

AREA - 9711 SQUARE FEET.

This description was prepared by me or under my direction in
conformance with the requirements of the Land Surveyors Act.

Walter E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: NOVEMBER 27, 2007
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL:

MSB 1/25/08
MARK S. BROWN DATE
CITY SURVEYOR



EXHIBIT "A"

A.P.N. 249-060-017-9
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 THROUGH 71, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 00°34'15" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 218.54 FEET;

THENCE NORTH 79°35'05" WEST LEAVING SAID PARALLEL LINE A DISTANCE OF 39.21 FEET TO THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 8.80 FEET TO THE SOUTHERLY LINE OF SAID PARCEL, ALSO BEING A POINT IN A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 772.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 05°23'21" EAST;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE A DISTANCE OF 31.99 FEET THROUGH A CENTRAL ANGLE OF 2°22'28" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1339.99 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 07°45'49" WEST;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE A DISTANCE OF 159.80 FEET THROUGH A CENTRAL ANGLE OF 6°49'58" TO THE END OF SAID CURVE;



THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°04'09" EAST A DISTANCE OF 65.99 FEET TO THE POINT OF BEGINNING;

AREA - 3121 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 14, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:

Mark S. Brown 1/23/08
MARK S. BROWN DATE
CITY SURVEYOR

PAGE 2 OF 2



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PARCEL 2
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71
 APN 249-060-016-8

PARCEL 3
 PARCEL MAP NO. 18137
 P.M.B. 109/70-71

HUNSAKER FAMILY TRUST
 APN 249-060-017-9
 PUBLIC STREET EASEMENT
 AREA = 3121 SQ FT

APN 249-060-013-5

CURVE TABLE

① R=772.00' Δ= 2°22'28" L=31.99'

N00°33'19"E
 8.80'

39.21'
 N79°35'05"W

N89°04'09"W 218.54'

N00°34'15"E
 15.00'

VARIES

RADIAL
 N05°23'21"E

RADIAL PRC
 N07°45'49"E

R=1339.99' Δ=6°49'58"
 L=159.80'

65.99'
 N89°04'09"W

POB

55.00'

40.00'

COLUMBIA AVENUE

N 89°04'09" W

RADIAL
 N00°55'51"E

TO IOWA AVENUE

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 16760

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 50'

Drawn by: XES

Date: 01/14/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

EXHIBIT "A"

A.P.N. 249-060-017-9
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 18137, AS SHOWN BY A MAP ON FILE IN BOOK 109, PAGES 70 THROUGH 71, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 00°34'15" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ALONG A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°04'09" WEST A DISTANCE OF 218.54 FEET;

THENCE NORTH 79°35'05" WEST A DISTANCE OF 39.21 FEET TO THE WESTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°33'19" EAST A DISTANCE OF 30.54 FEET TO A LINE PARALLEL WITH AND DISTANT 92.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°04'09" EAST A DISTANCE OF 33.09 FEET;

THENCE SOUTH 00°17'04" WEST A DISTANCE OF 20.50 FEET;

THENCE SOUTH 85°48'38" EAST A DISTANCE OF 114.44 FEET TO A LINE PARALLEL WITH AND DISTANT 65.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°04'09" EAST A DISTANCE OF 109.77 FEET TO THE EASTERLY LINE OF SAID PARCEL;



THENCE ALONG SAID EASTERLY LINE, SOUTH 00°34'15" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

AREA - 3713 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 15, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL

Mark S. Brown

MARK S. BROWN
CITY SURVEYOR

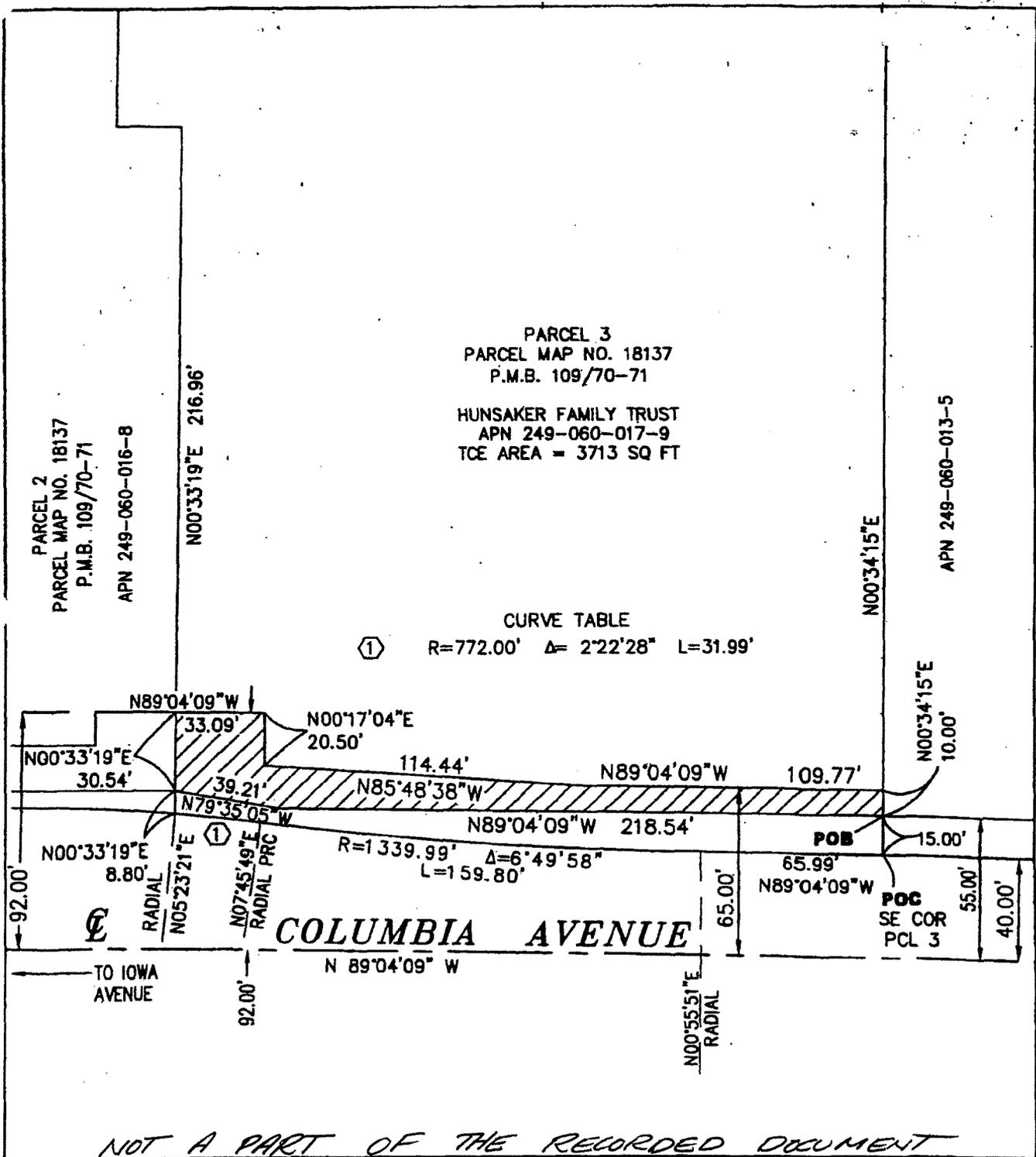
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PAGE 2 OF 2



2012-0067257
02/14/2012 04:28P
42 of 60

10760



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		Sheet 1 of 1	
Scale 1"= 50'	Drawn by: XES	Date: 01/15/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-011-1
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO: 28709, ON FILE IN BOOK 192, PAGES 79 AND 80, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 89°26'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 17.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 77°33'37" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 10.27 FEET THROUGH A CENTRAL ANGLE OF 03°40'36" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 73°53'01" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 38.03 FEET THROUGH A CENTRAL ANGLE OF 15°33'54" TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 131.49 FEET;

THENCE NORTH 01°35'49" EAST A DISTANCE OF 297.50 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL, DISTANT 4.60 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 89°10'41" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 4.60 FEET TO SAID NORTHEAST CORNER OF PARCEL 1;

THENCE SOUTH 00°33'19" WEST ALONG SAID EASTERLY LINE OF PARCEL 1, A DISTANCE OF 476.46 TO THE POINT OF BEGINNING.



AREA - 4090 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

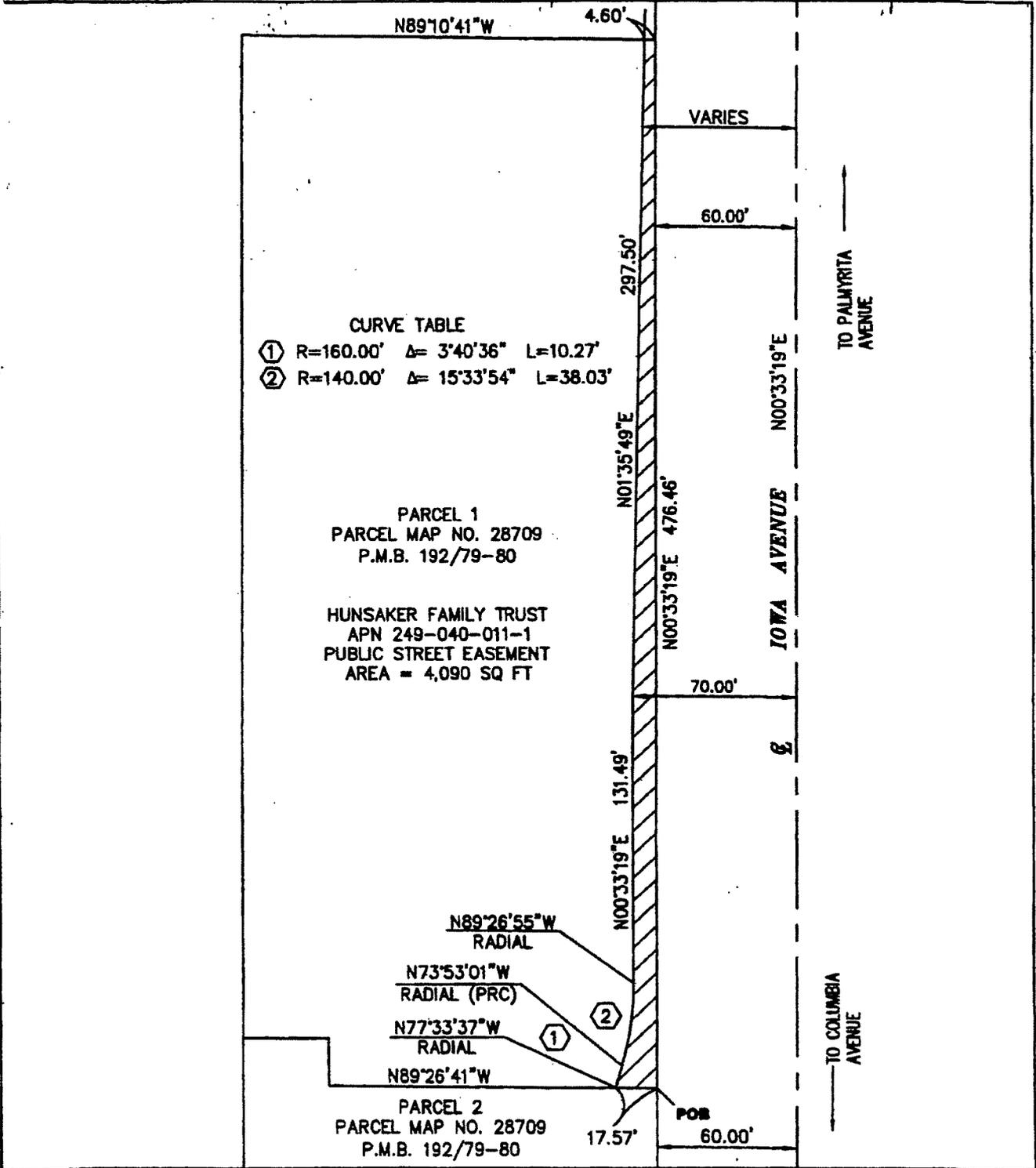


XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 24, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:

MSB 5/15/08
MARK S. BROWN DATE
CITY SURVEYOR





CURVE TABLE

①	R=160.00'	Δ= 3°40'36"	L=10.27'
②	R=140.00'	Δ= 15°33'54"	L=38.03'

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.			Sheet 1 of 1	
Scale 1"= 60'	Drawn by: XES	Date: 04/23/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS	

NOT A PART OF THE RECORDED DOCUMENT 16760

EXHIBIT "A"

A.P.N. 249-040-011-1
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 28709, ON FILE IN BOOK 192, PAGES 79 AND 80, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 1;

THENCE NORTH 89°26'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 17.57 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 77°33'37" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 10.27 FEET THROUGH A CENTRAL ANGLE OF 03°40'36" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 73°53'01" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 38.03 FEET THROUGH A CENTRAL ANGLE OF 15°33'54" TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 131.49 FEET;

THENCE NORTH 01°35'49" EAST A DISTANCE OF 297.50 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL, DISTANT 4.60 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE NORTH 89°10'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 10.00 FEET;

THENCE SOUTH 1°35'49" WEST A DISTANCE OF 297.27 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE OF PARCEL 1;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°33'19" WEST A DISTANCE OF 59.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 130.16 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 85°10'32" EAST;



THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 7°08'27";

THENCE SOUTH 15°55'53" WEST A DISTANCE OF 20.45 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 213.17 FEET, THROUGH WHICH POINT, A RADIAL LINE BEARS NORTH 78°18'13" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 24.79 FEET THROUGH A CENTRAL ANGLE OF 6°39'47" TO A LINE PARALLEL WITH AND DISTANT 31.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE OF PARCEL 1;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°33'19" WEST A DISTANCE OF 59.24 FEET TO SAID SOUTHERLY LINE OF PARCEL 1;

THENCE SOUTH 89°26'41" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING.

AREA - 5636 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



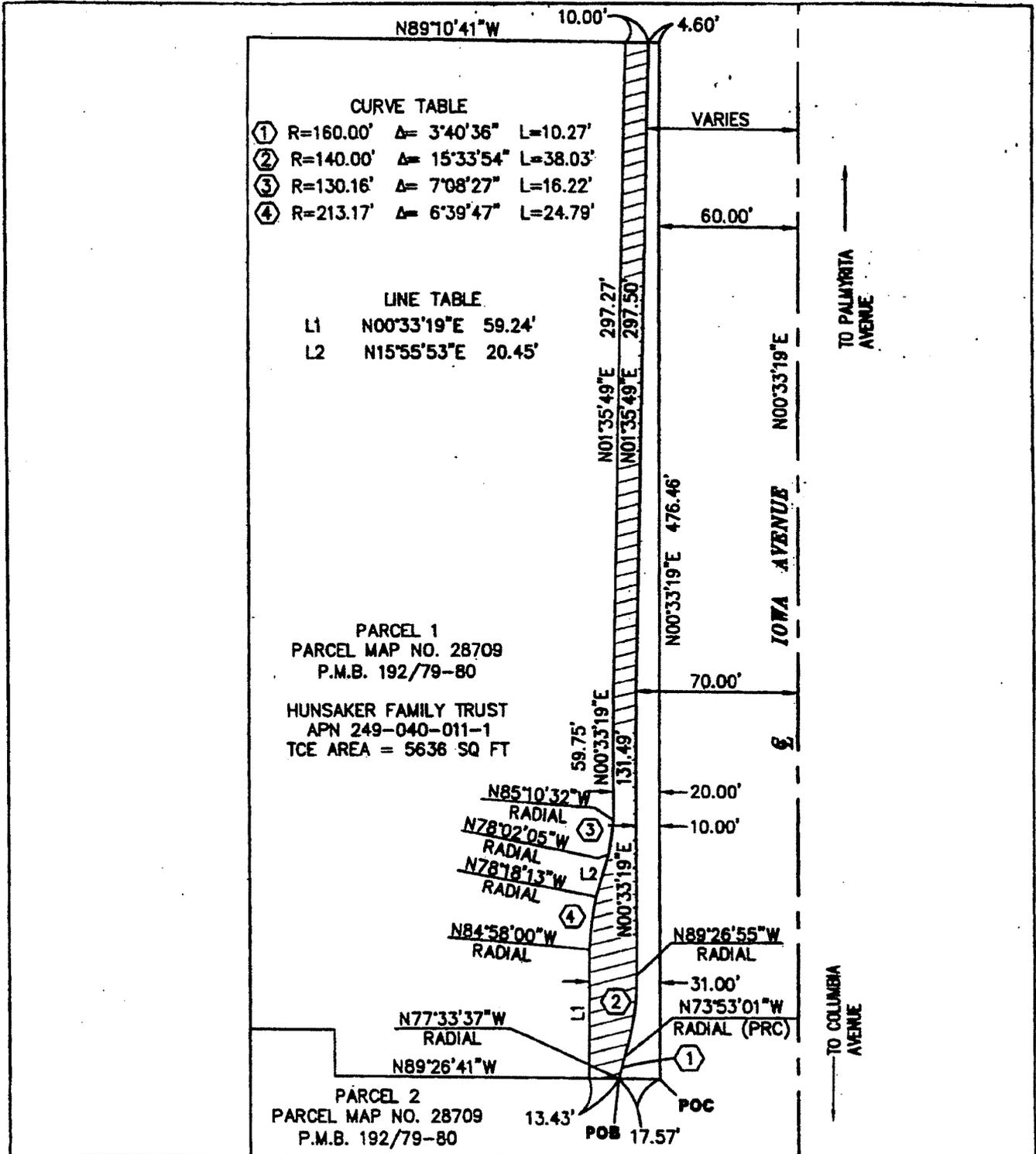
XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 24, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:

MSB 5/16/08
MARK S. BROWN DATE
CITY SURVEYOR



16760



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 60'

Drawn by: XES

Date: 04/23/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

NOT A PART OF THE RECORDED DOCUMENT 16760

EXHIBIT "A"

A.P.N. 249-040-005-6
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT PORTION OF PARCEL NO. 2 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL NO. 2;

THENCE NORTH 00°50'02" EAST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED ALONG A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 89° 09' 58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 100.00 FEET;

THENCE NORTH 00°50'02" EAST A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE SOUTH 89°09'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO SAID EASTERLY LINE OF PARCEL NO. 2;

THENCE SOUTH 00°50'02" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA -2000 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

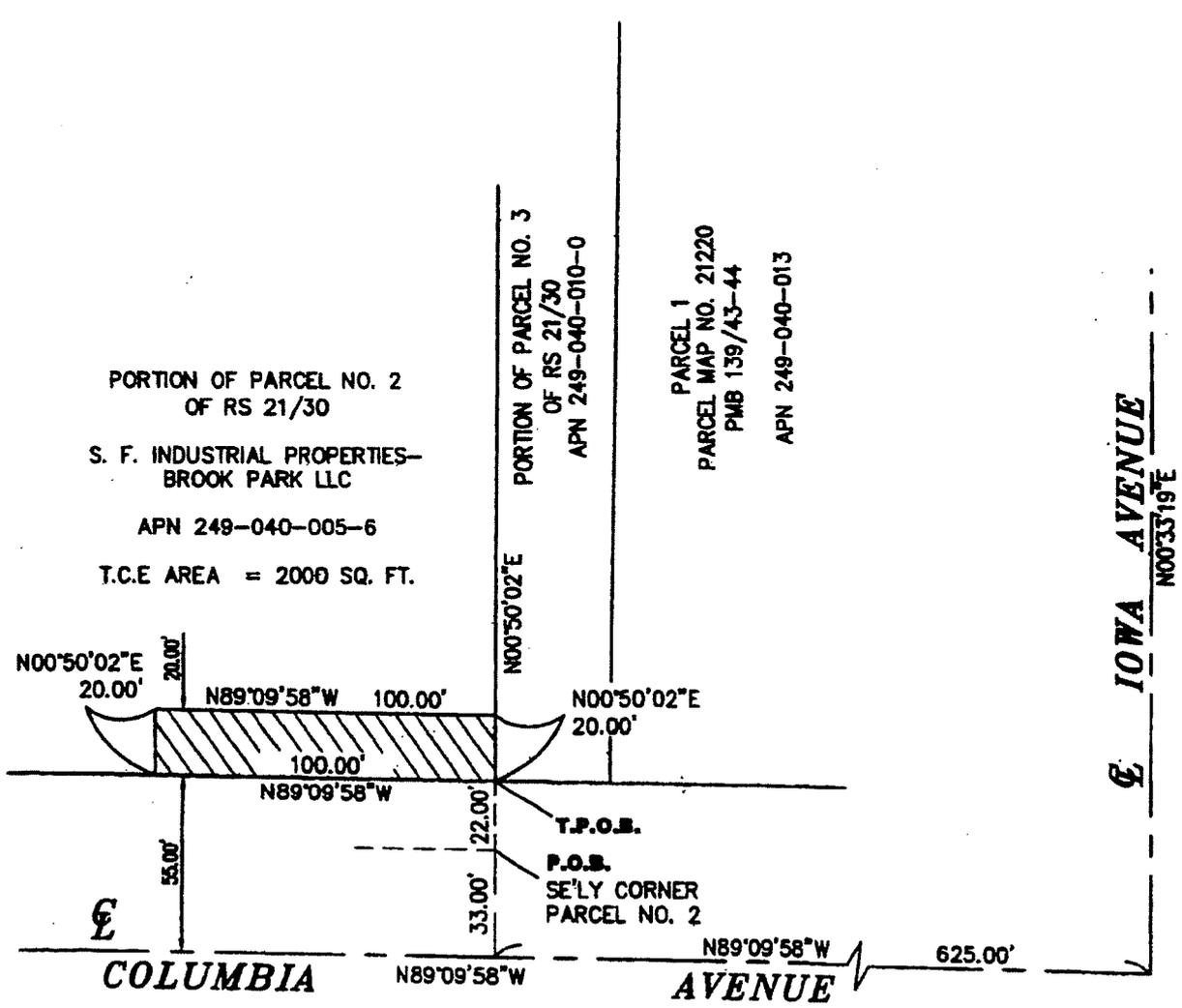
XICOTENCATL E. SALAZAR, L.S. 5507 DATE: FEBRUARY 28, 2008
LICENSE EXPIRES 9/30/2008



DESCRIPTION APPROVAL
Mark S. Brown 3/4/08
DATE
MARK S. BROWN
CITY SURVEYOR



16760



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.			Sheet 1 of 1	
Scale 1"= 50'	Drawn by: XES	Date: 02/25/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS	

16760

EXHIBIT "A"

A.P.N. 249-040-010-0
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT PORTION OF PARCEL NO. 3 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF IOWA AVENUE AND PALMYRITA AVENUE AS SHOWN BY SAID RECORD OF SURVEY;

THENCE NORTH 89° 05' 49" WEST ALONG THE CENTERLINE OF SAID PALMYRITA AVENUE A DISTANCE OF 84.65 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE SOUTH 00° 54' 11" WEST A DISTANCE OF 33.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 3 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED; SAID NORTHERLY LINE ALSO BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID PALMYRITA AVENUE;

THENCE NORTH 89°05'49" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY LINE OF PARCEL NO. 3, A DISTANCE OF 17.88 FEET;

THENCE SOUTH 46°30'47" EAST A DISTANCE OF 44.71 FEET TO A LINE PARALLEL WITH AND DISTANT 70.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 68.68 FEET;

THENCE SOUTH 89°26'41" EAST A DISTANCE OF 7.00 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 374.15 FEET;

THENCE SOUTH 01°35'49" WEST A DISTANCE OF 15.74 FEET TO THE NORTHERLY LINE OF PARCEL NO. 1 OF PARCEL MAP NO. 21220 AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 43 AND 44, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;



THENCE SOUTH 89°10'41" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 3.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF IOWA AVENUE; AS DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED APRIL 23, 1992 AS INSTRUMENT NO. 145785 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; SAID WESTERLY RIGHT OF WAY LINE ALSO BEING A LINE PARALLEL WITH AND DISTANT 60.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 464.91 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE;

THENCE NORTH 45°24'56" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING.

AREA - 2360 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 22, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:

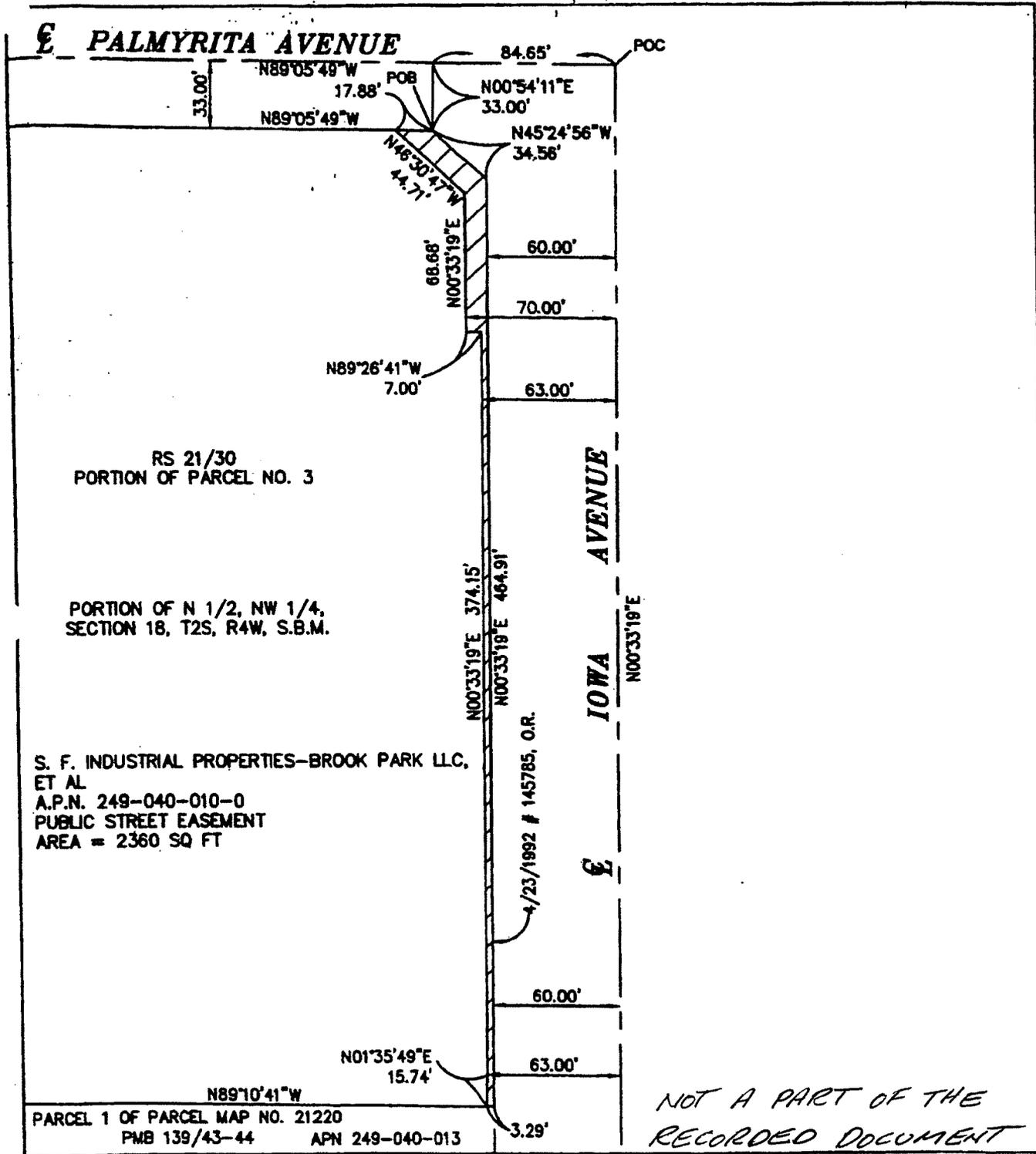
MSB 5/15/08
MARK S. BROWN DATE
CITY SURVEYOR

PAGE 2 OF 2



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02/14/2012 04:28P
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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 60'

Drawn by: XES

Date: 04/22/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-010-0
TEMPORARY CONSTRUCTION EASEMENT -1

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT PORTION OF PARCEL NO. 3 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF IOWA AVENUE AND PALMYRITA AVENUE AS SHOWN BY SAID RECORD OF SURVEY;

THENCE NORTH 89° 05' 49" WEST ALONG SAID CENTERLINE OF PALMYRITA AVENUE A DISTANCE OF 84.65 FEET;

THENCE PERPENDICULAR TO SAID CENTERLINE SOUTH 00° 54' 11" WEST A DISTANCE OF 33.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 3, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID PALMYRITA AVENUE;

THENCE NORTH 89°05'49" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY LINE OF PARCEL NO. 3 A DISTANCE OF 17.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 46°30'47" EAST A DISTANCE OF 44.71 FEET TO A LINE PARALLEL WITH AND DISTANT 70.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 68.68 FEET;

THENCE SOUTH 89°26'41" EAST A DISTANCE OF 7.00 FEET TO A LINE PARALLEL WITH AND DISTANT 63.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°33'19" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 374.15 FEET;

THENCE SOUTH 01°35'49" WEST A DISTANCE OF 15.74 FEET TO THE NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 21220 ON FILE IN BOOK 139, PAGES 43 AND 44, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°10'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 10.00 FEET;



16760

THENCE NORTH 01°35'49" EAST A DISTANCE OF 15.79 FEET;

THENCE NORTH 89°26'41" WEST A DISTANCE OF 1.00 FEET TO A LINE PARALLEL WITH AND DISTANT 74.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 432.80 FEET;

THENCE NORTH 46°30'47" WEST A DISTANCE OF 59.43 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF PALMYRITA AVENUE;

THENCE SOUTH 89°05'49" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 14.78 FEET TO THE POINT OF BEGINNING.

AREA - 5048 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: April 22, 2008
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:

Mark S. Brown 5/15/08

MARK S. BROWN
CITY SURVEYOR

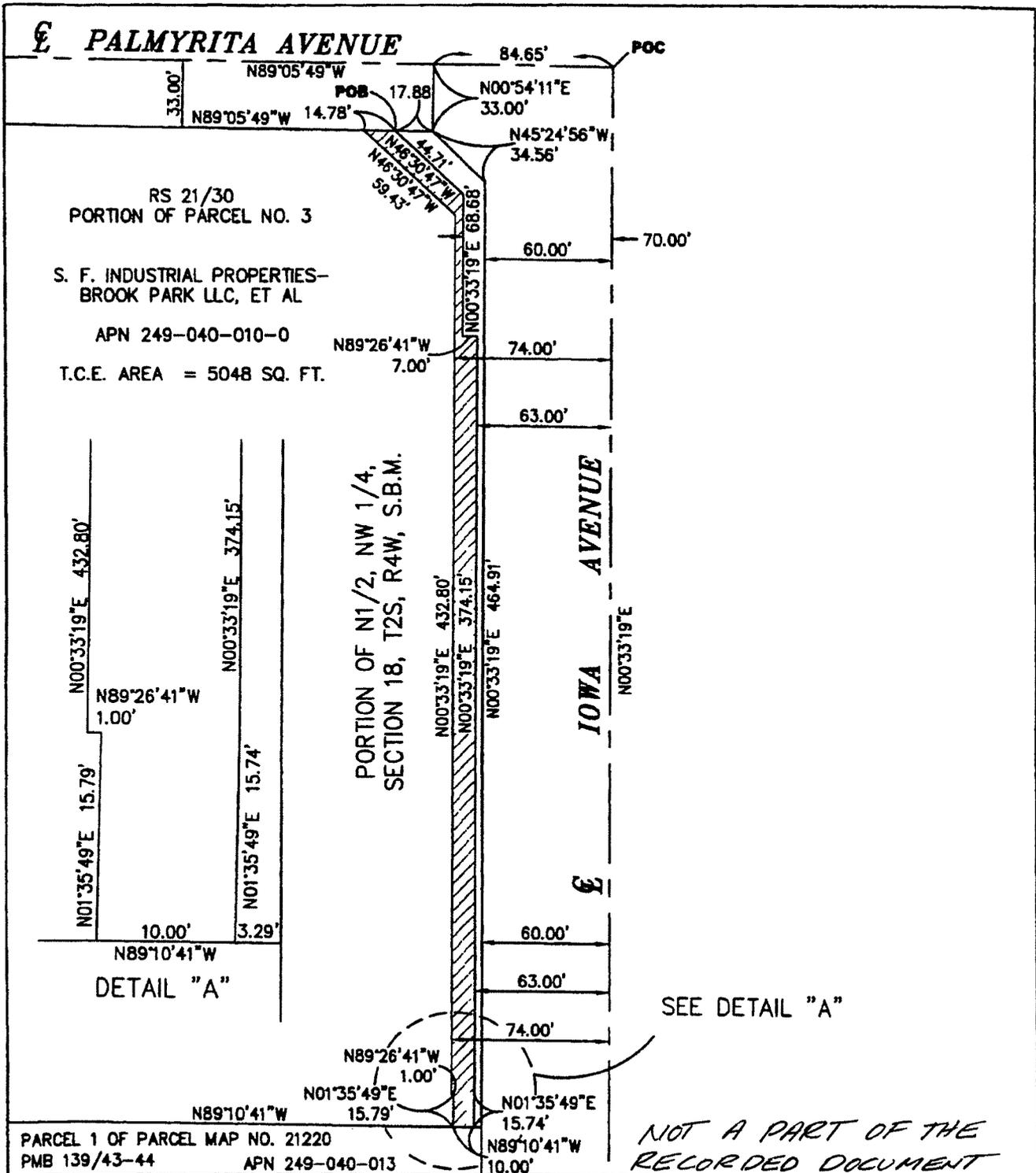
DATE

PAGE 2 OF 2



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16760



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 60'

Drawn by: XES

Date: 04/22/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-010-0
TEMPORARY CONSTRUCTION EASEMENT-2

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH ONE- HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN THAT PORTION OF PARCEL NO. 3 OF RECORD OF SURVEY FILED IN BOOK 21, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF PACEL MAP NO. 21220 ON FILE IN BOOK 139 PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 09' 58" WEST A DISTANCE OF 33.62 FEET ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL, SAID LINE ALSO BEING A LINE PARALLEL WITH AND DISTANT 55.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID PARCEL MAP, TO THE WESTERLY LINE OF SAID PARCEL NO. 3 OF SAID RECORD OF SURVEY;

THENCE NORTH 00°50'02" EAST ALONG SAID WESTERLY LINE OF PARCEL NO. 3, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE SOUTH 89°09'58" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 33.62 FEET TO THE WESTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 01°15'32" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA -674 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: FEBRUARY 28, 2008
LICENSE EXPIRES 9/30/2008

PAGE 1 OF 1

DESCRIPTION APPROVAL:
[Signature] 5/18/08
MARK S. BROWN
CITY SURVEYOR DATE



2012-0067257
02/14/2012 04:20P
52 of 60

16760

PORTION OF PARCEL NO. 3
OF RS 21/30

S. F. INDUSTRIAL PROPERTIES--
BROOK PARK LLC, ET AL

APN 249-040-010-0

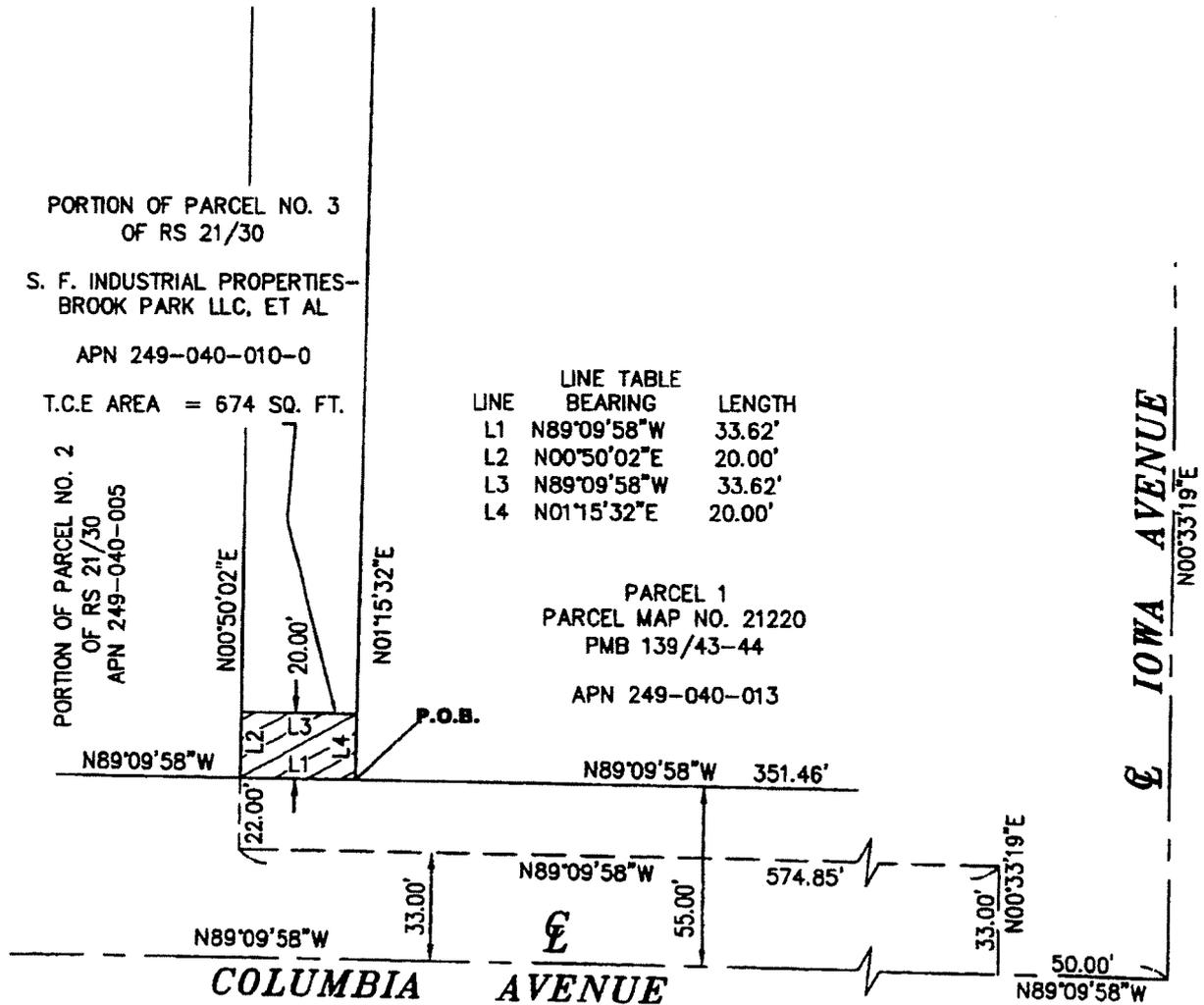
T.C.E AREA = 674 SQ. FT.

PORTION OF PARCEL NO. 2
OF RS 21/30
APN 249-040-005

LINE	BEARING	LENGTH
L1	N89°09'58"W	33.62'
L2	N00°50'02"E	20.00'
L3	N89°09'58"W	33.62'
L4	N01°15'32"E	20.00'

PARCEL 1
PARCEL MAP NO. 21220
PMB 139/43-44

APN 249-040-013



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 50'

Drawn by: XES

Date: 02/25/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-013
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 21220, AS SHOWN BY MAP ON FILE IN BOOK 139 PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 28709, AS SHOWN BY MAP ON FILE IN BOOK 192, PAGES 79 AND 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°33'19" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF IOWA AVENUE BEING A LINE PARALLEL WITH AND DISTANT 60.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF IOWA AVENUE AS SHOWN ON SAID MAP, A DISTANCE OF 72.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 21220;

THENCE NORTH 89°10'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 3.29 FEET;

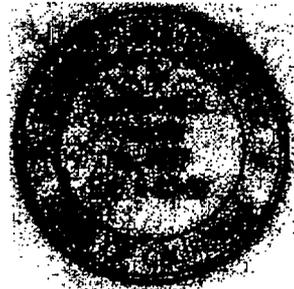
THENCE SOUTH 01°35'49" WEST A DISTANCE OF 72.01 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 28709 ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 21220;

THENCE SOUTH 89°10'41" EAST ALONG SAID LAST MENTIONED NORTHERLY LINE A DISTANCE OF 4.60 FEET TO THE POINT OF BEGINNING.

AREA - 284 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 15, 2008
LICENSE EXPIRES 9/30/2008

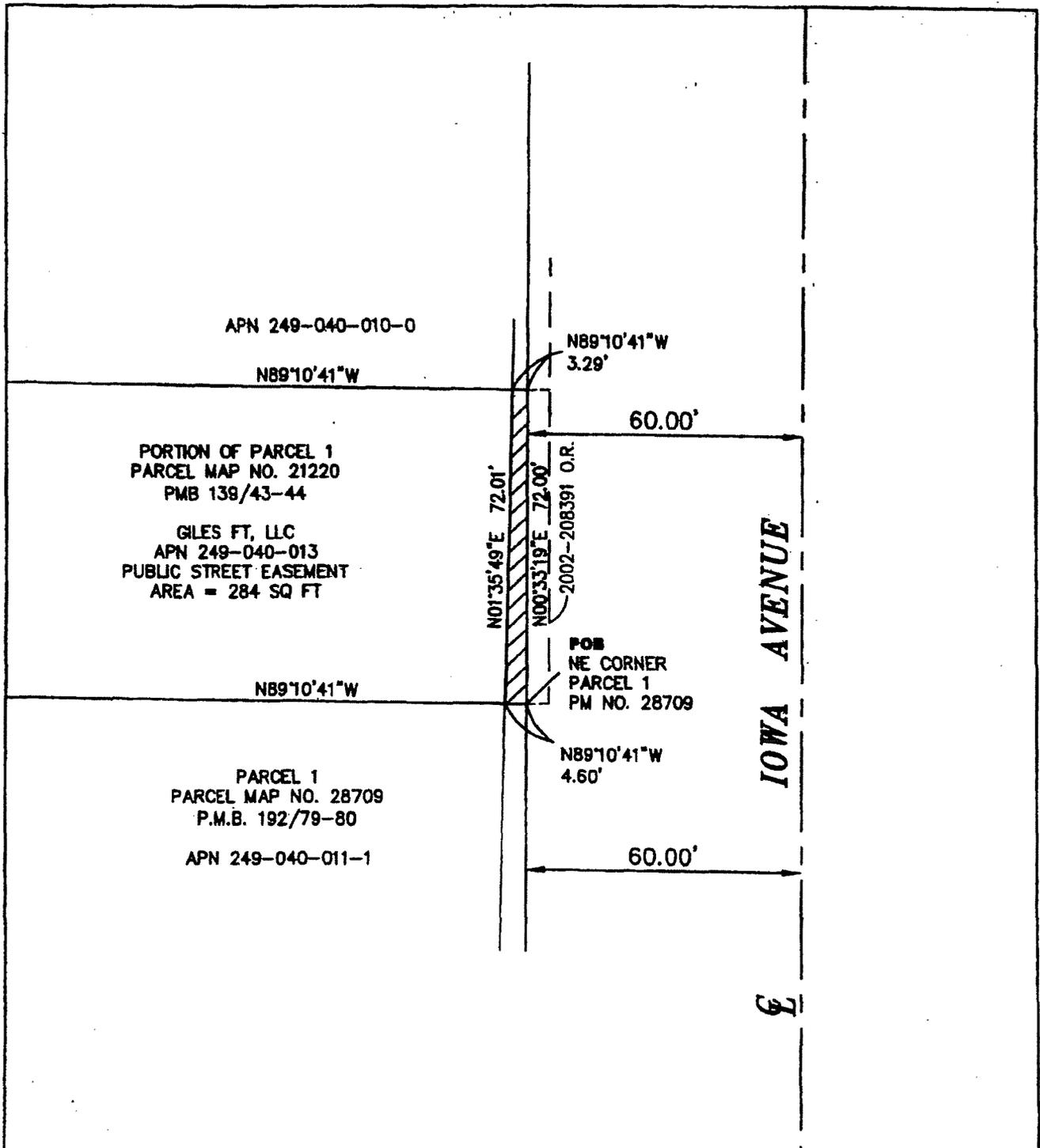
PAGE 1 OF 1



2012-0067257
02/14/2012 94:28P
53 of 89

DESCRIPTION APPROVAL:
Mark S. Brown 5/4/08
MARK S. BROWN DATE
CITY SURVEYOR

16760



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1" = 30'

Drawn by: XES

Date: 01/15/08

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-013
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PACEL MAP NO. 21220 ON FILE IN BOOK 139 PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE NORTH $01^{\circ}15'32''$ EAST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID PARCEL;

THENCE SOUTH $89^{\circ}09'58''$ EAST ALONG SAID PARALLEL LINE A DISTANCE OF 351.21 FEET TO THE EASTERLY LINE OF SAID PARCEL;

THENCE SOUTH $00^{\circ}33'19''$ WEST ALONG SAID EASTERLY LINE A DISTANCE OF 20.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL, SAID SOUTHERLY LINE ALSO BEING A LINE PARALLEL WITH AND DISTANT 55.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID PARCEL MAP;

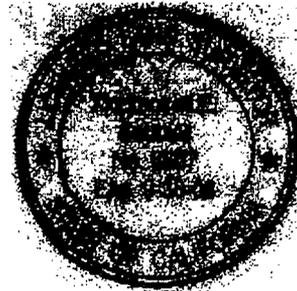
THENCE NORTH $89^{\circ}09'58''$ WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 351.46 FEET TO THE POINT OF BEGINNING.

AREA - 7027 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: FEBRUARY 28, 2008
LICENSE EXPIRES 9/30/2008



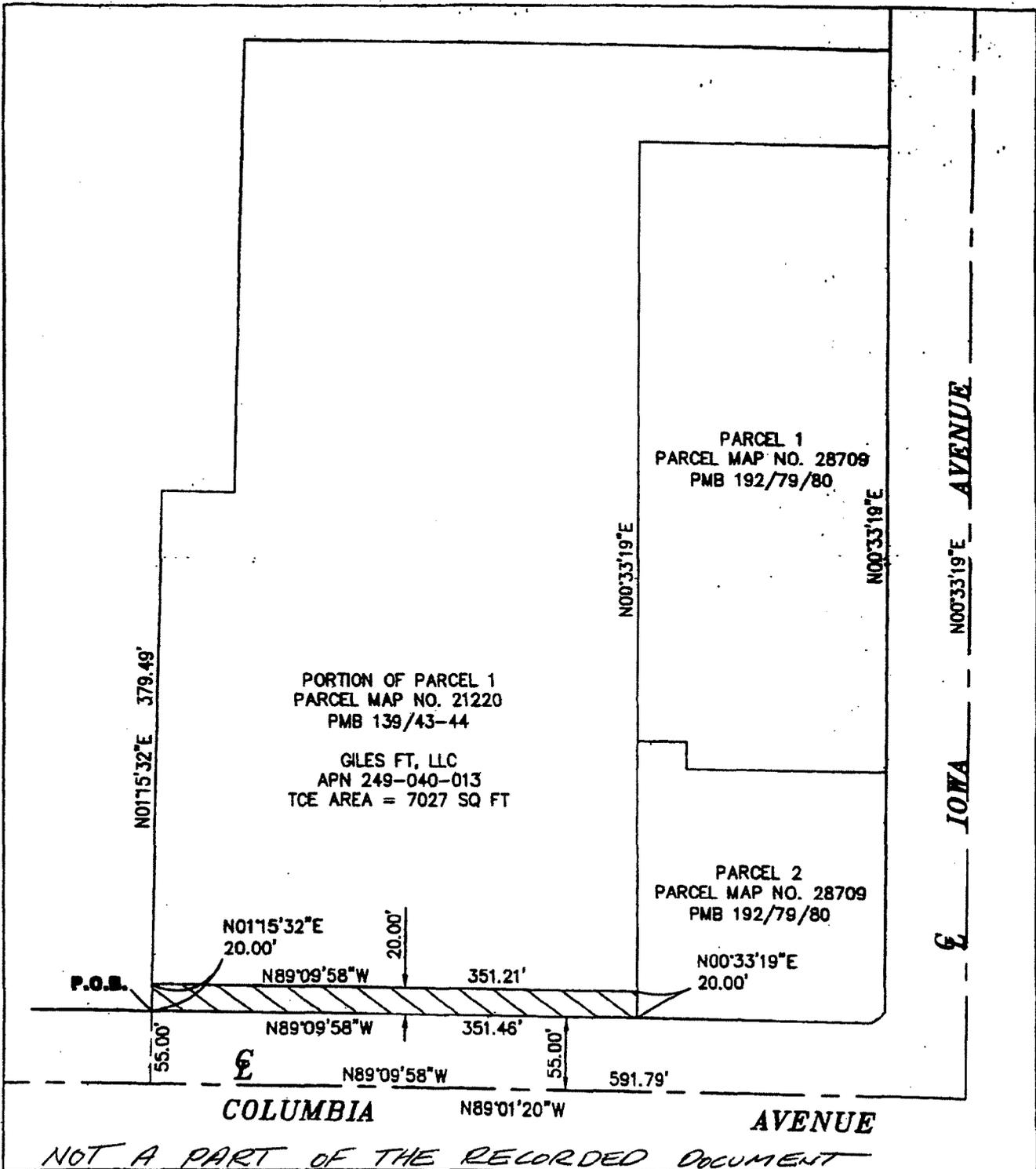
PAGE 1 OF 1



2012-0057257
02/14/2012 04:20P
54 of 60

DESCRIPTION APPROVAL
Mark S. Brown 3/4/08
MARK S. BROWN DATE
CITY SURVEYOR

16760



◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		Sheet 1 of 1	
Scale 1"= 100'	Drawn by: XES	Date: 02/25/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-013
TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 21220 ON FILE IN BOOK 139 PAGES 43 AND 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 28709, ON FILE IN BOOK 192, PAGES 79 AND 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°10'41" WEST A DISTANCE OF 4.60 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 28709, ALSO BEING THE SOUTHERLY LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 21220 AND THE POINT OF BEGINNING;

THENCE NORTH 01°35'49" EAST A DISTANCE OF 72.01 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 21220;

THENCE NORTH 89°10'41" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 10.00 FEET;

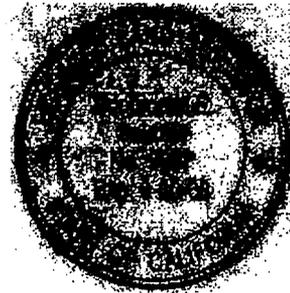
THENCE SOUTH 01°35'49" WEST A DISTANCE OF 72.01 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 28709, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 21220;

THENCE SOUTH 89°10'41" EAST ALONG SAID PARCEL LINE 10.00 FEET TO THE POINT OF BEGINNING.

AREA - 720 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: January 15, 2008
LICENS E XPIRES 9/30/2008

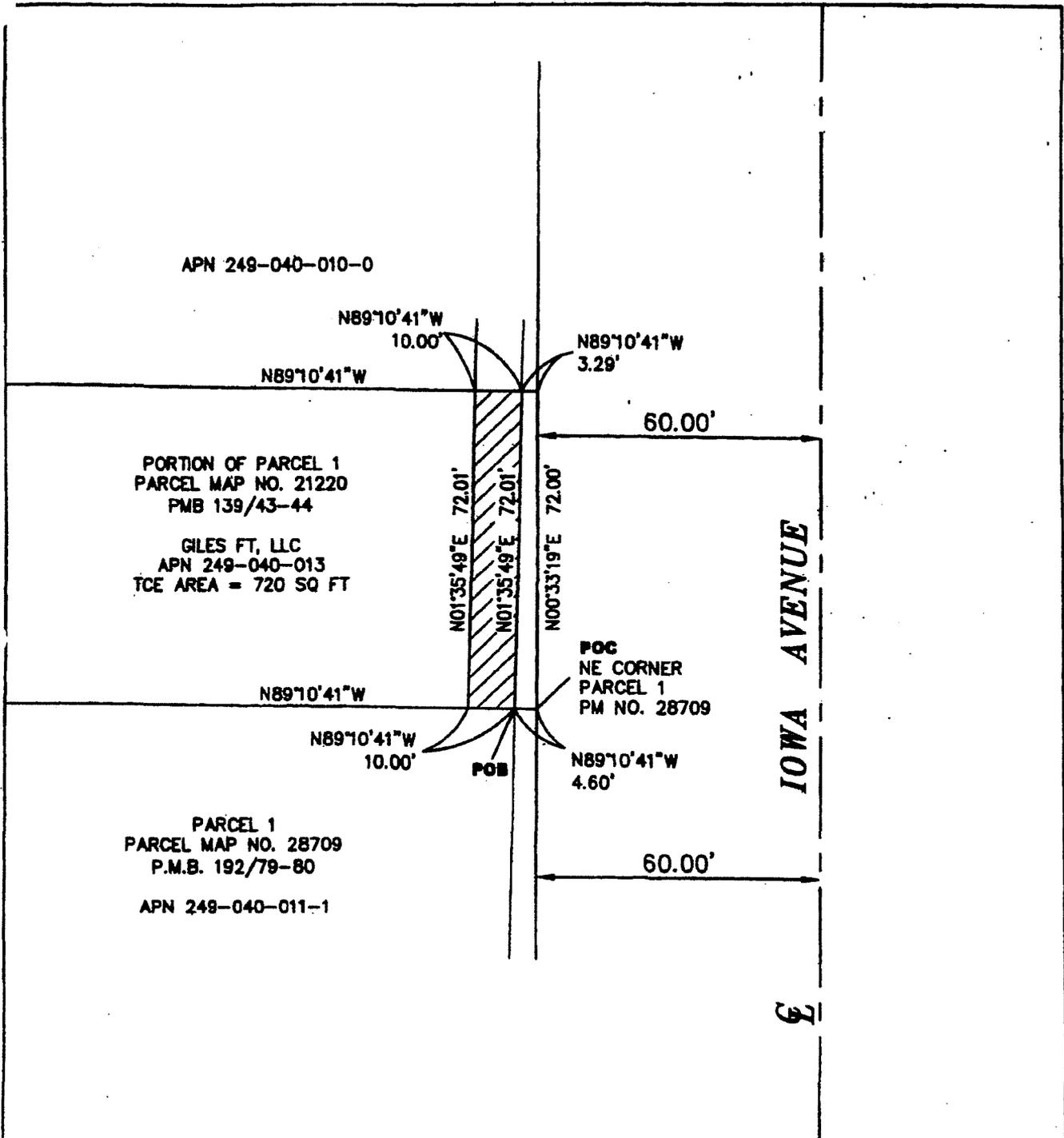
PAGE 1 OF 1



2012-0067257
02/14/2012 04:20P
55 of 60

DESCRIPTION APPROVAL:
Mark S. Brown 3/4/08
MARK S. BROWN DATE
CITY SURVEYOR

16760



NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 30'

Drawn by: XES

Date: 12/12/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-012-2
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 28709, ON FILE IN BOOK 192, PAGES 79 AND 80, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 00°33'19" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 183.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 39.50 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 47°45'42" EAST;

THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND ALONG SAID CURVE A DISTANCE OF 13.41 FEET THROUGH A CENTRAL ANGLE OF 19°27'30" TO THE SOUTHERLY LINE OF SAID PARCEL, THROUGH WHICH POINT, A RADIAL LINE BEARS SOUTH 28°18'12" EAST;

THENCE NORTH 89°09'58" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 52.22 FEET;

THENCE NORTH 45°41'41" EAST A DISTANCE OF 58.76 FEET TO A LINE PARALLEL WITH AND DISTANT 21.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE OF PARCEL 2;

THENCE NORTH 00°33'19" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 149.78 FEET TO THE NORTHERLY LINE OF SAID PARCEL;

THENCE SOUTH 89°26'41" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

AREA - 4850 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: DECEMBER 10, 2007
LICENSE EXPIRES 9/30/2008

PAGE 1 OF 1



DESCRIPTION APPROVAL
[Signature] 1/25/08
DATE
MARK S. BROWN
CITY SURVEYOR



2012-0067257
02/14/2012 04:26P
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16760

APN 249-040-011-1

N89°26'41"W

21.00'

POB

PARCEL 2
PARCEL MAP NO. 28709
P.M.B. 192/79-80

SHIV, LLC
APN 249-040-012-2
PUBLIC STREET EASEMENT
AREA = 4,850 SQ FT

IOWA AVENUE

N00°33'19"E

N00°33'19"E 149.78'

183.16'

81.00'

60.00'

CURVE TABLE

① R= 39.50' Δ= 19°27'30" L= 13.41'

117.00'

N89°09'58"W 169.22'

N45°41'41"E 58.76'

52.22'

N89°26'41"W

60.00'

①

N47°45'42"W

RADIAL

N28°18'12"W

RADIAL

N00°50'02"E

60.11'

55.00'

N89°09'58"W

N89°01'20"W

70.73'

63.67'

5.29'

COLUMBIA AVENUE

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 40'

Drawn by: XES

Date: 12/10/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760

EXHIBIT "A"

A.P.N. 249-040-012-2

TEMPORARY CONSTRUCTION EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 28709, ON FILE IN BOOK 192, PAGES 79 AND 80, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 89°26'41" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 21.00 FEET TO A LINE PARALLEL WITH AND DISTANT 21.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL AND THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°33'19" WEST A DISTANCE OF 149.78 FEET;

THENCE SOUTH 45°41'41" WEST A DISTANCE OF 58.76 FEET TO THE SOUTHERLY LINE OF SAID PARCEL, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA AVENUE AS SHOWN ON SAID MAP;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89°09'58" WEST A DISTANCE OF 117.00 FEET THE WESTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°33'19" EAST A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY RIGHT OF WAY LINE ;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°09'58" EAST A DISTANCE OF 112.90 FEET;

THENCE NORTH 45°41'41" EAST A DISTANCE OF 50.45 FEET TO A LINE PARALLEL WITH AND DISTANT 31.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID THE EASTERLY LINE OF PARCEL 2;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°33'19" EAST A DISTANCE OF 145.63 FEET TO THE NORTHERLY LINE OF SAID PARCEL;



THENCE SOUTH 89°26'41" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

AREA - 3173 SQUARE FEET.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Xicotencatl E. Salazar



XICOTENCATL E. SALAZAR, L.S. 5507 DATE: NOVEMBER 28, 2007
LICENSE EXPIRES 9/30/2008

DESCRIPTION APPROVAL:

Mark S. Brown 1/25/08
MARK S. BROWN DATE
CITY SURVEYOR



APN 249-040-011-1

POB

N89°26'41"W

21.00'

10.00'

POC
NE'LY CORNER
PARCEL 2

PARCEL 2
PARCEL MAP NO. 28709
P.M.B. 192/79-80

IOWA AVENUE

N00°33'19"E

N00°33'19"E 145.63'

N00°33'19"E 149.78'

183.16'

81.00'

60.00'

CURVE TABLE

① R= 39.50' Δ= 18°27'30" L= 13.41'

SHIV, LLC
APN 249-040-012-2
TCE AREA = 3173 SQ FT

N00°33'19"E

31.00'

21.00'

10.00'

N45°41'41"E 50.45'

58.78'

N00°33'19"E
10.00'

N89°09'58"W 112.90'

N89°09'58"W

117.00'

N45°41'41"E 52.22'

N89°28'41"W

60.00'

N47°45'42"W
RADIAL

N28°18'12"W
RADIAL

N00°50'02"E

60.11'

63.67'

55.00'

N89°09'58"W

N89°01'20"W

70.73'

5.29'

COLUMBIA AVENUE

NOT A PART OF THE RECORDED DOCUMENT

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale 1"= 40'

Drawn by: XES

Date: 12/10/07

Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS

16760



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

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 document:

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

Licensed Land Surveyor
Xicotencatl E.
Salazar
NO. 5507
EXP 9/30/08
State of California

2612-8067257
02/14/2012 04:26P
68 of 68



Date:

2/14/12

Signature:

Erica Flery

Print Name:

Erica Flery