

Recording requested by:

DOC # 2014-0313317

08/19/2014 09:56A Fee:NC

Page 1 of 14

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: Five Points (NW Corner)
Lot Consolidation/Adjustment
A.P.N's. 146-162-001, 18-20,
31&32, 37-39, 42&43, 44-48



LL - P14-0653

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **The CITY OF RIVERSIDE, a California charter city and municipal corporation.**

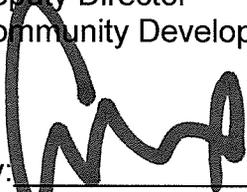
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the four (4) parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.



ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

8/12/14
Date

State of California

County of Riverside } ss

On August 13, 2014, before me, Angela Hill,
notary public, personally appeared, Emilio Ramirez -

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

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

WITNESS my hand and official seal.

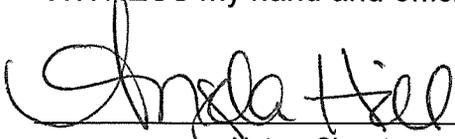

Notary Signature





EXHIBIT "A"

All or Por. APN: 146-162-001, 018 - 021,
031, 032, 037, 038, 042 - 048
Five Points NW Surplus

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

Parcel "A"

That portion of Lots 1 and 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, and that portion of Lots 1 through 7 of Marolo Tract, as shown by map on file in Book 21 of Maps at Page 15 thereof, both Records of Riverside County, California, described as follows:

Commencing at a point on the Northwesterly line of said Lot 3 in Block 60, distant thereon 130.00 feet Southwesterly from the most Northerly corner of said Lot 3; said point also being the most Westerly corner of that certain parcel of land described in deed to E. C. Cushman, et al., by Deed recorded June 23, 1945, in Book 684, Page 348, et seq., Official Records of said Riverside County;

Thence S.26°24'42"E. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 33.00 feet to a line parallel with and distant 33.00 feet Southeasterly, measured at right angle from said Northwesterly line of Lot 3 in Block 60, being the Point of Beginning of the parcel of land to be described;

Thence S.62°42'49"W. along said parallel line, a distance of 205.25 feet to an intersection with a line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, 513.50 feet Northeasterly from the most Westerly corner of said Lot 3 in Block 60 and which passes through the Westerly corner of that certain parcel of land described to Mattie E. Schulz, et al., by Deed recorded April 15, 1974, as Instrument No. 43618, Official Records of Riverside County, California;

Thence S.26°44'26"E. along said line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, a distance of 568.96 feet to the Westerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence N.61°17'34"E. along the Northwesterly line of said parcel described to Mattie E. Schulz, et al., said line being parallel with the Southeasterly line of said Lot 1 in Block 60, a distance of 88.00 feet to the most Northerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence S.26°44'26"E. along the Northeasterly line of said parcel described to Mattie E. Schulz, et al., a distance of 194.99 feet to a line that is parallel and distant 45.00 feet



2014-0313317
08/19/2014 09:58A
4 of 14

Northwesterly, as measured at right angle from the centerline of Pierce Street as shown on said Marolo Tract;

Thence N.61°17'34"E. along said parallel line, a distance of 29.02 feet to a line parallel with and distant 29.00 feet Northeasterly, measured at right angle from the Northeasterly line of said parcel described to Mattie E. Schulz, et al.;

Thence continuing N.61°17'34"E. along said parallel line, a distance of 177.67 feet;

Thence N.22°45'09"E., a distance of 29.08 feet to a line that is parallel and distant 71.00 feet Southwesterly, as measured at right angle from the planned street centerline (P-19) of La Sierra Avenue adopted by the City Council of the City of Riverside by Resolution No. 13596 on January 16, 1979;

Thence N.29°30'54"W. along last said parallel line, a distance of 144.98 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 260.00 feet, through an angle of 09°13'47", an arc length of 41.88 feet to the end of that certain curve having a radius of 260.00 feet and being in the Southwesterly line of that certain parcel of land described in Grant of Easement and Waiver of Access Rights to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238422, Official Records of said Riverside County;

Thence N.20°17'07"W. along said Southwesterly line, a distance of 41.03 feet;

Thence Northwesterly continuing along said Southwesterly line, on a curve concave Southwesterly, having a radius of 235.78 feet, through an angle of 09°13'47", an arc length of 37.98 feet;

Thence N.29°30'54"W. continuing along said Southwesterly line, a distance of 6.29 feet to the Northwesterly line of Lot 5 of said Marolo Tract;

The preceding 7 courses are hereinafter referred to as "Course A";

Thence continuing N.29°30'54"W. along the Southwesterly line of that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238427, Official Records of said Riverside County, a distance of 47.09 feet;

Thence N.24°42'21"W. continuing along said Southwesterly line as described in said Document No. 2010-0238427 and the Northwesterly prolongation thereof, a distance of 54.51 feet to a line that is parallel and distant 77.00 feet Southwesterly, as measured at right angle from the centerline of La Sierra Avenue (formerly Holden Avenue) as shown on said Marolo Tract;



Thence N.26°24'42"W. along last said parallel line, a distance of 347.88 feet to said Southeasterly line of said parcel described to E. C. Cushman, et al., being a point hereinafter referred to as Point "A"; the preceding course is hereinafter referred to as "Course B";

Thence S.62°42'49"W. along said Southeasterly line, a distance of 113.00 feet to the most Southerly corner of said parcel described to E. C. Cushman, et al.;

Thence N.26°24'42"W. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 17.00 feet to the point of beginning;

EXCEPTING THEREFROM that portion described as follows:

Beginning at the herein before mentioned Point "A";

Thence S.26°24'42"E. along said Course "B", a distance of 347.88 feet to said Northwesterly prolongation of the Southwesterly line of that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238427, Official Records of said Riverside County;

Thence S.24°42'21"E. along said Northwesterly prolongation, a distance of 1.53 feet to the most Westerly corner of said Document No. 2010-0238427, being on the Southeasterly line of Lot 8 of said Marolo Tract;

Thence S.62°42'28"W. along said Southeasterly line, a distance of 212.49 feet to the most Southerly corner of said Lot 8;

Thence N.26°43'56"W. along the Southwesterly line of said Lot 8 and the Southwesterly line of Parcels 3 and 4 as described in Grant Deed to the Redevelopment Agency of the City of Riverside, California, by document recorded July 11, 2008, as Document No. 2008-0382163, Official Records of said Riverside County, a distance of 366.39 feet to a line parallel with and distant 33.00 Southeasterly, measured at right angle from said Northwesterly line of Lot 3 in Block 60;

Thence N.62°42'49"E. along last said parallel line, a distance of 101.59 feet to the Southwesterly line of said parcel described to E. C. Cushman, et al.;

Thence S.26°24'42"E. along said Southwesterly line, a distance of 17.00 feet to the most Southerly corner of said parcel described to E. C. Cushman, et al.;

Thence N.62°42'49"E. along the Southeasterly line of said parcel described to E. C. Cushman, et al., a distance of 113.00 feet to the point of beginning;

SUBJECT THE WAIVER AND RELINQUISHMENT of all rights of ingress and egress to and from Pierce Street and La Sierra Avenue over and across said "Course A" to the above described real property. This waiver and relinquishment shall be binding upon



the undersigned and upon the heirs, successors and assigns of the undersigned, all of whom shall not permit ingress or egress from said streets to said real property over and across said "Course A".

The above described parcel of land contains 3.310 acres, more or less.

Parcel "B"

That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at a point on the Northwesterly line of said Lot 3 in Block 60, distant thereon 130.00 feet Southwesterly from the most Northerly corner of said Lot 3; said point also being the most Westerly corner of that certain parcel of land described in deed to E. C. Cushman, et al., by Deed recorded June 23, 1945, in Book 684, Page 348, et seq., Official Records of said Riverside County;

Thence S.26°24'42"E. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 33.00 feet to a line parallel with and distant 33.00 feet Southeasterly, measured at right angle from said Northwesterly line of Lot 3 in Block 60, being the Point of Beginning of the parcel of land to be described;

Thence S.62°42'49"W. along said parallel line, a distance of 205.25 feet to an intersection with a line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, 513.50 feet Northeasterly from the most Westerly corner of said Lot 3 in Block 60 and which passes through the Westerly corner of that certain parcel of land described to Mattie E. Schulz, et al., by Deed recorded April 15, 1974, as Instrument No. 43618, Official Records of Riverside County, California;

Thence S.26°44'26"E. along said line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, a distance of 568.96 feet to the Westerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence N.61°17'34"E. along the Northwesterly line of said parcel described to Mattie E. Schulz, et al., said line being parallel with the Southeasterly line of said Lot 1 in Block 60, a distance of 88.00 feet to the most Northerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence S.26°44'26"E. along the Northeasterly line of said parcel described to Mattie E. Schulz, et al., a distance of 194.99 feet to a line that is parallel and distant 45.00 feet Northwesterly, as measured at right angle from the centerline of Pierce Street as shown on said Marolo Tract;

Thence N.61°17'34"E. along said parallel line, a distance of 29.02 feet to a line parallel with and distant 29.00 feet Northeasterly, measured at right angle from the Northeasterly line of said parcel described to Mattie E. Schulz, et al.;



Thence continuing N.61°17'34"E. along said parallel line, a distance of 177.67 feet;

Thence N.22°45'09"E., a distance of 29.08 feet to a line that is parallel and distant 71.00 feet Southwesterly, as measured at right angle from the planned street centerline (P-19) of La Sierra Avenue adopted by the City Council of the City of Riverside by Resolution No. 13596 on January 16, 1979;

Thence N.29°30'54"W. along last said parallel line, a distance of 144.98 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 260.00 feet, through an angle of 09°13'47", an arc length of 41.88 feet to the end of that certain curve having a radius of 260.00 feet and being in the Southwesterly line of that certain parcel of land described in Grant of Easement and Waiver of Access Rights to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238422, Official Records of said Riverside County;

Thence N.20°17'07"W. along said Southwesterly line, a distance of 41.03 feet;

Thence Northwesterly continuing along said Southwesterly line, on a curve concave Southwesterly, having a radius of 235.78 feet, through an angle of 09°13'47", an arc length of 37.98 feet;

Thence N.29°30'54"W. continuing along said Southwesterly line, a distance of 6.29 feet to the Northwesterly line of Lot 5 of said Marolo Tract;

The preceding 7 courses are hereinafter referred to as "Course A";

Thence continuing N.29°30'54"W. along the Southwesterly line of that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238427, Official Records of said Riverside County, a distance of 47.09 feet;

Thence N.24°42'21"W. continuing along said Southwesterly line as described in said Document No. 2010-0238427 and the Northwesterly prolongation thereof, a distance of 54.51 feet to a line that is parallel and distant 77.00 feet Southwesterly, as measured at right angle from the centerline of La Sierra Avenue (formerly Holden Avenue) as shown on said Marolo Tract;

Thence N.26°24'42"W. along last said parallel line, a distance of 347.88 feet to said Southeasterly line of said parcel described to E. C. Cushman, et al., being a point hereinafter referred to as Point "A"; the preceding course is hereinafter referred to as "Course B";

Thence S.62°42'49"W. along said Southeasterly line, a distance of 113.00 feet to the most Southerly corner of said parcel described to E. C. Cushman, et al.;



Thence N.26°24'42"W. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 17.00 feet to the point of beginning;

EXCEPTING THEREFROM that portion lying Southeasterly and Southwesterly of the following described line:

Commencing at the herein before mentioned Point "A";

Thence S.26°24'42"E. along said Course "B", a distance of 122.99 feet to the Southeasterly line of Parcel 4 as described in Grant Deed to the Redevelopment Agency of the City of Riverside, California, by document recorded July 11, 2008, as Document No. 2008-0382163, Official Records of said Riverside County, being the Point of Beginning of said line description;

Thence S.62°42'28"W. along said Southeasterly line, a distance of 213.81 feet to the most Southerly corner of said Parcel 4;

Thence N.26°43'56"W. along the Southwesterly line of said Parcel 4, a distance of 140.00 feet to said line parallel with and distant 33.00 Southeasterly, measured at right angle from said Northwesterly line of Lot 3 in Block 60, being the termination of said line description;

The above described parcel of land contains 0.644 acres, more or less.

Parcel "C"

That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at a point on the Northwesterly line of said Lot 3 in Block 60, distant thereon 130.00 feet Southwesterly from the most Northerly corner of said Lot 3; said point also being the most Westerly corner of that certain parcel of land described in deed to E. C. Cushman, et al., by Deed recorded June 23, 1945, in Book 684, Page 348, et seq., Official Records of said Riverside County;

Thence S.26°24'42"E. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 33.00 feet to a line parallel with and distant 33.00 feet Southeasterly, measured at right angle from said Northwesterly line of Lot 3 in Block 60, being the Point of Beginning of the parcel of land to be described;

Thence S.62°42'49"W. along said parallel line, a distance of 205.25 feet to an intersection with a line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, 513.50 feet Northeasterly from the most Westerly corner of said Lot 3 in Block 60 and which passes through the Westerly corner of that certain parcel of land described



to Mattie E. Schulz, et al., by Deed recorded April 15, 1974, as Instrument No. 43618, Official Records of Riverside County, California;

Thence S.26°44'26"E. along said line which passes through a point on the Northwesternly line of said Lot 3 in Block 60, a distance of 568.96 feet to the Westerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence N.61°17'34"E. along the Northwesternly line of said parcel described to Mattie E. Schulz, et al., said line being parallel with the Southeasterly line of said Lot 1 in Block 60, a distance of 88.00 feet to the most Northerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence S.26°44'26"E. along the Northeasterly line of said parcel described to Mattie E. Schulz, et al., a distance of 194.99 feet to a line that is parallel and distant 45.00 feet Northwesternly, as measured at right angle from the centerline of Pierce Street as shown on said Marolo Tract;

Thence N.61°17'34"E. along said parallel line, a distance of 29.02 feet to a line parallel with and distant 29.00 feet Northeasterly, measured at right angle from the Northeasterly line of said parcel described to Mattie E. Schulz, et al.;

Thence continuing N.61°17'34"E. along said parallel line, a distance of 177.67 feet;

Thence N.22°45'09"E., a distance of 29.08 feet to a line that is parallel and distant 71.00 feet Southwesterly, as measured at right angle from the planned street centerline (P-19) of La Sierra Avenue adopted by the City Council of the City of Riverside by Resolution No. 13596 on January 16, 1979;

Thence N.29°30'54"W. along last said parallel line, a distance of 144.98 feet;

Thence Northwesternly on a curve concave Northeasterly, having a radius of 260.00 feet, through an angle of 09°13'47", an arc length of 41.88 feet to the end of that certain curve having a radius of 260.00 feet and being in the Southwesterly line of that certain parcel of land described in Grant of Easement and Waiver of Access Rights to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238422, Official Records of said Riverside County;

Thence N.20°17'07"W. along said Southwesterly line, a distance of 41.03 feet;

Thence Northwesternly continuing along said Southwesterly line, on a curve concave Southwesterly, having a radius of 235.78 feet, through an angle of 09°13'47", an arc length of 37.98 feet;

Thence N.29°30'54"W. continuing along said Southwesterly line, a distance of 6.29 feet to the Northwesternly line of Lot 5 of said Marolo Tract;



The preceding 7 courses are hereinafter referred to as "Course A";

Thence continuing N.29°30'54"W. along the Southwesterly line of that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238427, Official Records of said Riverside County, a distance of 47.09 feet;

Thence N.24°42'21"W. continuing along said Southwesterly line as described in said Document No. 2010-0238427 and the Northwesterly prolongation thereof, a distance of 54.51 feet to a line that is parallel and distant 77.00 feet Southwesterly, as measured at right angle from the centerline of La Sierra Avenue (formerly Holden Avenue) as shown on said Marolo Tract;

Thence N.26°24'42"W. along last said parallel line, a distance of 347.88 feet to said Southeasterly line of said parcel described to E. C. Cushman, et al., being a point hereinafter referred to as Point "A"; the preceding course is hereinafter referred to as "Course B";

Thence S.62°42'49"W. along said Southeasterly line, a distance of 113.00 feet to the most Southerly corner of said parcel described to E. C. Cushman, et al.;

Thence N.26°24'42"W. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 17.00 feet to the point of beginning;

EXCEPTING THEREFROM that portion lying Southeasterly, Southwesterly and Northwesterly of the following described line:

Commencing at the herein before mentioned Point "A";

Thence S.26°24'42"E. along said Course "B", a distance of 249.40 feet to the Southeasterly line of Parcel 3 as described in Grant Deed to the Redevelopment Agency of the City of Riverside, California, by document recorded July 11, 2008, as Document No. 2008-0382163, Official Records of said Riverside County, being the Point of Beginning of said line description;

Thence S.62°42'28"W. along the Southeasterly line of said Parcel 3, a distance of 213.10 feet to the most Southerly corner of said Parcel 3, said corner also being the most Westerly corner of Lot 8 of said Marolo Tract;

Thence N.26°43'56"W. along the Southwesterly line of said Parcel 3, a distance of 126.40 feet to the most Westerly corner of said Parcel 3;

Thence N.62.42'28"E. along the Northwesterly line of said Parcel 3, a distance of 213.81 feet to a point on said Course "B", being the termination of said line description;

The above described parcel of land contains 0.619 acres, more or less.



Parcel "D"

That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps at Page 66 thereof, and that portion of Lot 8 of Marolo Tract, as shown by map on file in Book 21 of Maps at Page 15 thereof, both Records of Riverside County, California, described as follows:

Commencing at a point on the Northwesterly line of said Lot 3 in Block 60, distant thereon 130.00 feet Southwesterly from the most Northerly corner of said Lot 3; said point also being the most Westerly corner of that certain parcel of land described in deed to E. C. Cushman, et al., by Deed recorded June 23, 1945, in Book 684, Page 348, et seq., Official Records of said Riverside County;

Thence S.26°24'42"E. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 33.00 feet to a line parallel with and distant 33.00 feet Southeasterly, measured at right angle from said Northwesterly line of Lot 3 in Block 60, being the Point of Beginning of the parcel of land to be described;

Thence S.62°42'49"W. along said parallel line, a distance of 205.25 feet to an intersection with a line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, 513.50 feet Northeasterly from the most Westerly corner of said Lot 3 in Block 60 and which passes through the Westerly corner of that certain parcel of land described to Mattie E. Schulz, et al., by Deed recorded April 15, 1974, as Instrument No. 43618, Official Records of Riverside County, California;

Thence S.26°44'26"E. along said line which passes through a point on the Northwesterly line of said Lot 3 in Block 60, a distance of 568.96 feet to the Westerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence N.61°17'34"E. along the Northwesterly line of said parcel described to Mattie E. Schulz, et al., said line being parallel with the Southeasterly line of said Lot 1 in Block 60, a distance of 88.00 feet to the most Northerly corner of said parcel described to Mattie E. Schulz, et al.;

Thence S.26°44'26"E. along the Northeasterly line of said parcel described to Mattie E. Schulz, et al., a distance of 194.99 feet to a line that is parallel and distant 45.00 feet Northwesterly, as measured at right angle from the centerline of Pierce Street as shown on said Marolo Tract;

Thence N.61°17'34"E. along said parallel line, a distance of 29.02 feet to a line parallel with and distant 29.00 feet Northeasterly, measured at right angle from the Northeasterly line of said parcel described to Mattie E. Schulz, et al.;

Thence continuing N.61°17'34"E. along said parallel line, a distance of 177.67 feet;



Thence N.22°45'09"E., a distance of 29.08 feet to a line that is parallel and distant 71.00 feet Southwesterly, as measured at right angle from the planned street centerline (P-19) of La Sierra Avenue adopted by the City Council of the City of Riverside by Resolution No. 13596 on January 16, 1979;

Thence N.29°30'54"W. along last said parallel line, a distance of 144.98 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 260.00 feet, through an angle of 09°13'47", an arc length of 41.88 feet to the end of that certain curve having a radius of 260.00 feet and being in the Southwesterly line of that certain parcel of land described in Grant of Easement and Waiver of Access Rights to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238422, Official Records of said Riverside County;

Thence N.20°17'07"W. along said Southwesterly line, a distance of 41.03 feet;

Thence Northwesterly continuing along said Southwesterly line, on a curve concave Southwesterly, having a radius of 235.78 feet, through an angle of 09°13'47", an arc length of 37.98 feet;

Thence N.29°30'54"W. continuing along said Southwesterly line, a distance of 6.29 feet to the Northwesterly line of Lot 5 of said Marolo Tract;

The preceding 7 courses are hereinafter referred to as "Course A";

Thence continuing N.29°30'54"W. along the Southwesterly line of that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238427, Official Records of said Riverside County, a distance of 47.09 feet;

Thence N.24°42'21"W. continuing along said Southwesterly line as described in said Document No. 2010-0238427 and the Northwesterly prolongation thereof, a distance of 54.51 feet to a line that is parallel and distant 77.00 feet Southwesterly, as measured at right angle from the centerline of La Sierra Avenue (formerly Holden Avenue) as shown on said Marolo Tract;

Thence N.26°24'42"W. along last said parallel line, a distance of 347.88 feet to said Southeasterly line of said parcel described to E. C. Cushman, et al., being a point hereinafter referred to as Point "A"; the preceding course is hereinafter referred to as "Course B";

Thence S.62°42'49"W. along said Southeasterly line, a distance of 113.00 feet to the most Southerly corner of said parcel described to E. C. Cushman, et al.;

Thence N.26°24'42"W. along the Southwesterly line of said parcel described to E. C. Cushman, et al., a distance of 17.00 feet to the point of beginning;



EXCEPTING THEREFROM that portion lying Southeasterly, Southwesterly and Northwesterly of the following described line:

Commencing at the herein before mentioned Point "A";

Thence S.26°24'42"E. along said Course "B", a distance of 347.88 feet to said Northwesterly prolongation of the Southwesterly line of that certain parcel of land described in Grant of Easement to the City of Riverside, by document recorded May 24, 2010, as Document No. 2010-0238427, Official Records of said Riverside County;

Thence S.24°42'21"E. along said Northwesterly prolongation, a distance of 1.53 feet to the most Westerly corner of said Document No. 2010-0238427, being on the Southeasterly line of Lot 8 of said Marolo Tract, also being the Point of Beginning of said line description;

Thence S.62°42'28"W. along said Southeasterly line, a distance of 212.49 feet to the most Southerly corner of said Lot 8;

Thence N.26°43'56"W. along the Southwesterly line of said Lot 8, a distance of 99.99 feet to the most Westerly corner of said Lot 8, said corner also being the most Southerly corner of Parcel 3 as described in Grant Deed to the Redevelopment Agency of the City of Riverside, California, by document recorded July 11, 2008, as Document No. 2008-0382163, Official Records of said Riverside County;

Thence N.62°42'28"E. along the Northwesterly line of said Lot 8 and the Southeasterly line of said Parcel 3, a distance of 213.10 feet point on said Course "B", said point being the termination of said line description;

The above described parcel of land contains 0.489 acres, more or less.

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

Curtis C. Stephens 8/6/14 Date Prep. E.V.
Curtis C. Stephens, L.S. 7519



