RESOLUTION NO. 22332

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER P11-0663 DESIGNATING THE STRUCTURE AT 3747 MONROE STREET, AS A CITY HISTORIC LANDMARK, APN: 231-020-009.

WHEREAS, in Planning Case No. P11-0663 Jennifer Mermilliod on behalf of California Baptist University filed an application to designate a two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached hereto incorporated herein by reference, as a City of Riverside City Historic Landmark; and

WHEREAS, on November 16, 2011, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Historic Landmark for the structure described above; and

WHEREAS, this process is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations; and

WHEREAS, all legal prerequisites to the adoption of this application have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds that the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached hereto incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Chapter 20.50 and based on the following facts and findings:

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

FINDINGS: Criterion 1: Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

FACTS: The proposed designation complies with this finding because the Hawthorne House and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing a vestige of what was once the norm in residential development along the Magnolia Avenue corridor and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington during the heyday of the city's citrus-dominated past. Agricultural, especially citrus, windbreaks were commonly used for disease management… and reduction of windscar. One of the favored windbreak trees, Eucalyptus… was used as a foundation tree able to provide upper story canopy and baffled wind protection. Aerial photos show that the extant tree was likely one of many planted in multiple rows along the southern boundary of the larger Hawthorne grove property. The size, maturity and location of the tree… indicate the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove.

Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the popular image of Riverside, along with other southern California communities such as Redlands and Pasadena.

FINDINGS: Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

FACTS: The proposed designation complies with this finding because the Hawthorne House is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet cottage, although a more pronounced specimen, the landmark Benjamin Rockhold Family House at 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is characterized by very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design as well as small hip roofs over two bay windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet style cottages.

FINDINGS: Criterion 4: Represents the work of a notable builder, designer or architect, or important creative individual.

FACTS: The proposed designation complies with this finding because the house was designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose legacy in Riverside includes two locally designated landmarks, the Universalist-Unitarian Church at 3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside n.d.). Therefore, the Hawthorne House is one of the few remaining examples of Willard's intact residential architecture and appears to qualify for local designation.

FINDINGS: Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

FACTS: The proposed designation complies with this finding because "…the overall character of the surrounding area remained predominantly rural through 1948, although some suburban housing development activities were evident nearby. During the rest of the 1950s and the early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former farmland… was transformed into densely packed residential tracts. As suburban housing tracts gradually assumed a dominant role in residential development in the Riverside-Arlington area since then…" (Tang et al. 2003:19-21), the once common grove houses increasingly became an

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"endangered species," with many of them lost and others significantly altered over the years. The Hawthorne House and related Eucalyptus tree, overall, remain a relatively intact example and is one of the few remaining "grove houses" that once lined Magnolia Avenue at the turn of the century.

BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code, the City Council hereby approves the above-referenced application and designates the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California Assessor's Parcel Number 231-020-009, as a City Historic Landmark.

BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, and said action is intended to preserve the historic character of the building.

BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside County, California.

ADOPTED by the City Council this 17thday of January, 2012.

Ronald Loveridge

RONALD O. LOVERIDGE
Mayor of the City of Riverside

ATTEST:

Colleen J. Nicol

COLLEEN J. NICOL
City Clerk of the City of Riverside

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the 17th day of January, 2012 by the following vote, to wit:

Ayes: Councilmembers Gardner, Melendrez, Bailey, Davis, Mac Arthur, Hart, and Adams

Noes: None

Absent: None

Disqualified: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 20th day of January, 2012.

COLLEEN J. NICOL
City Clerk of the City of Riverside

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CA: 11-2855

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

EXHIBIT "A"

PARCEL 1: (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

PARCEL 2: (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

PARCEL 3: (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TO THE TRUE POINT OF BEGINNING;

THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TO THE TRUE POINT OF BEGINNING.

PARCEL 4: (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

PARCEL 6: (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

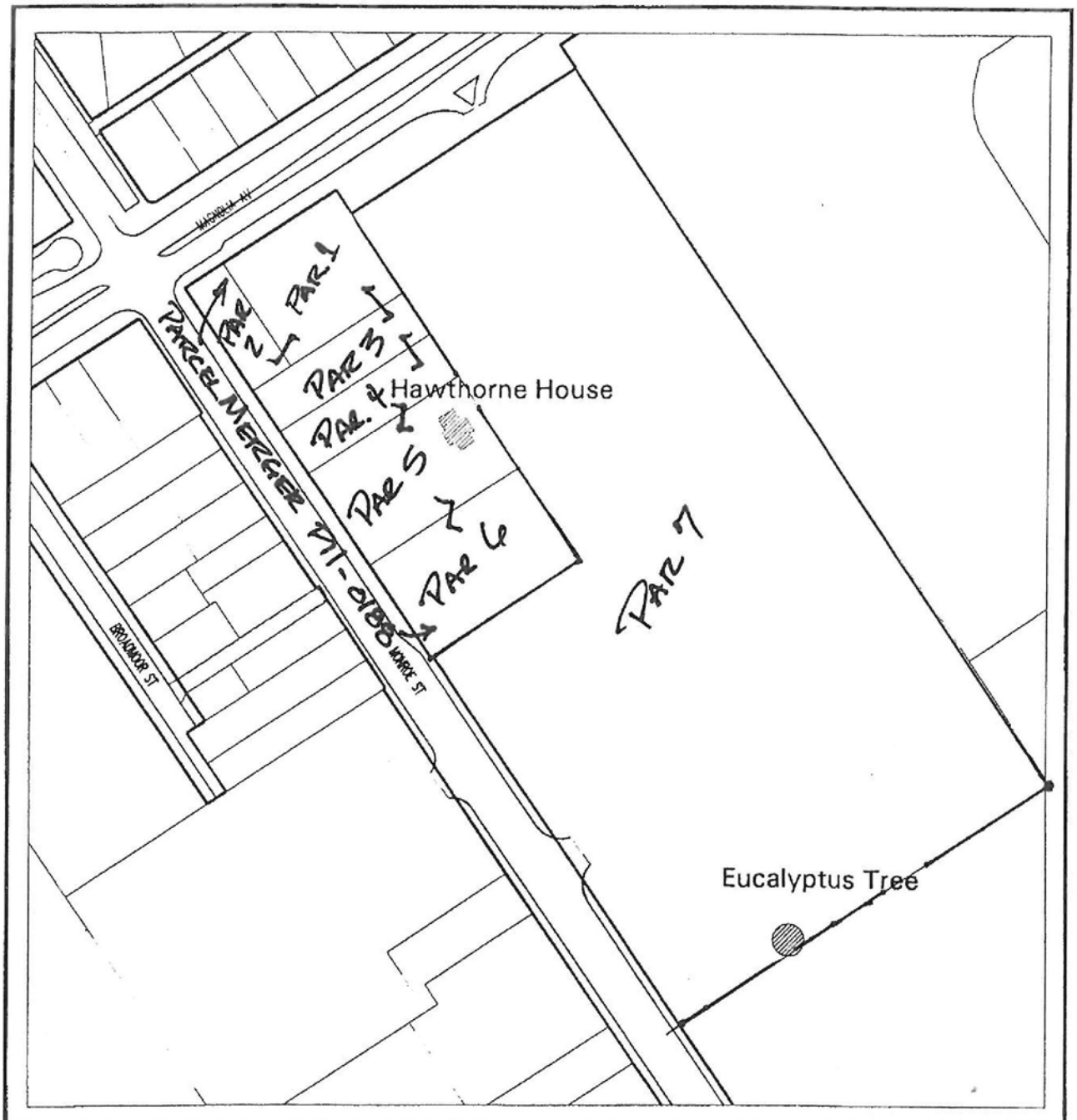
DESCRIPTION APPROVAL:

1/11/2012

MARK S. BROWN
CITY SURVEYOR

DATE

Exhibit "B"



◆ 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.

Subject: Hawthorne House		*Sheet 1 of 1*	
Scale: 1" = 200'	*Drawn by: trandel*	*Date: 11/22/11*	

The foregoing instrument is certified, under penalty of perjury, to be a correct copy of the original on file in this office.

Colleen J. Nicol, City Clerk
City of Riverside, California.

Executed on _____, 20___ at Riverside, California.

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Colleen J. Nicol, MMC

AND WHEN RECORDED MAIL TO:

City Clerk, City of Riverside
3900 Main St., Riverside, CA 92522
FREE RECORDING-
Exempt Pursuant to
Government Code S6103

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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RESOLUTION NO. 22332

Title of Document

TRA: _____

DTT: 0.00

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($3:00 Additional Recording Fee Applies)

DOC # 2012-0027403
01/23/2012

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Colleen J. Nicol, MMC

AND WHEN RECORDED MAIL TO:

City Clerk, City of Riverside
3900 Main St., Riverside, CA 92522
FREE RECORDING-
Exempt Pursuant to
Government Code S6103

Customer Copy Label
The paper to which this label is affixed has not been compared with the recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

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RESOLUTION NO. 22332

Title of Document

TRA: _____

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THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3:00 Additional Recording Fee Applies)

RESOLUTION NO. 22332

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER P11-0663 DESIGNATING THE STRUCTURE AT 3747 MONROE STREET, AS A CITY HISTORIC LANDMARK, APN: 231-020-009.

WHEREAS, in Planning Case No. P11-0663 Jennifer Mermilliod on behalf of California Baptist University filed an application to designate a two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached hereto incorporated herein by reference, as a City of Riverside City Historic Landmark; and

WHEREAS, on November 16, 2011, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Historic Landmark for the structure described above; and

WHEREAS, this process is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations; and

WHEREAS, all legal prerequisites to the adoption of this application have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds that the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached hereto incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Chapter 20.50 and based on the following facts and findings:

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

FINDINGS: Criterion 1: Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

FACTS: The proposed designation complies with this finding because the Hawthorne House and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing a vestige of what was once the norm in residential development along the Magnolia Avenue corridor and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington during the heyday of the city's citrus-dominated past. Agricultural, especially citrus, windbreaks were commonly used for disease management… and reduction of windscar. One of the favored windbreak trees, Eucalyptus… was used as a foundation tree able to provide upper story canopy and baffled wind protection. Aerial photos show that the extant tree was likely one of many planted in multiple rows along the southern boundary of the larger Hawthorne grove property. The size, maturity and location of the tree… indicate the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove.

Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the popular image of Riverside, along with other southern California communities such as Redlands and Pasadena.

FINDINGS: Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

FACTS: The proposed designation complies with this finding because the Hawthorne House is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet cottage, although a more pronounced specimen, the landmark Benjamin Rockhold Family House at 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is characterized by very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design as well as small hip roofs over two bay windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet style cottages.

FINDINGS: Criterion 4: Represents the work of a notable builder, designer or architect, or important creative individual.

FACTS: The proposed designation complies with this finding because the house was designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose legacy in Riverside includes two locally designated landmarks, the Universalist-Unitarian Church at 3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside n.d.). Therefore, the Hawthorne House is one of the few remaining examples of Willard's intact residential architecture and appears to qualify for local designation.

FINDINGS: Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

FACTS: The proposed designation complies with this finding because "…the overall character of the surrounding area remained predominantly rural through 1948, although some suburban housing development activities were evident nearby. During the rest of the 1950s and the early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former farmland… was transformed into densely packed residential tracts. As suburban housing tracts gradually assumed a dominant role in residential development in the Riverside-Arlington area since then…" (Tang et al. 2003:19-21), the once common grove houses increasingly became an

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"endangered species," with many of them lost and others significantly altered over the years. The Hawthorne House and related Eucalyptus tree, overall, remain a relatively intact example and is one of the few remaining "grove houses" that once lined Magnolia Avenue at the turn of the century.

BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code, the City Council hereby approves the above-referenced application and designates the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California Assessor's Parcel Number 231-020-009, as a City Historic Landmark.

BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, and said action is intended to preserve the historic character of the building.

BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside County, California.

ADOPTED by the City Council this 17thday of January, 2012.

Ronald Loveridge

RONALD O. LOVERIDGE
Mayor of the City of Riverside

ATTEST:

Colleen Nicol

COLLEEN J. NICOL
City Clerk of the City of Riverside

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the 17th day of January, 2012 by the following vote, to wit:

Ayes: Councilmembers Gardner, Melendrez, Bailey, Davis, Mac Arthur, Hart, and Adams

Noes: None

Absent: None

Disqualified: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 20th day of January, 2012.

COLLEEN J. NICOL
City Clerk of the City of Riverside

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CA: 11-2855

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

EXHIBIT "A"

PARCEL 1: (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

PARCEL 2: (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

PARCEL 3: (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TO THE TRUE POINT OF BEGINNING;

THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TO THE TRUE POINT OF BEGINNING.

PARCEL 4: (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

PARCEL 6: (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL

MARK S. BROWN
CITY SURVEYOR

1/11/2012
DATE

Exhibit "B"

◆ 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.			The foregoing instrument is certified, under penalty of perjury, to be a correct copy of the original on file in this office.
Subject: Hawthorne House		Sheet 1 of 1	Colleen J. Nicol, City Clerk City of Riverside, California.
Scale: 1" = 200'	Drawn by: trandel	Date: 11/22/11	Executed on Jan. 23, 2012 at Riverside, California.