

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Jurupa Avenue Underpass Surplus
Por. A.P.N.: 190-031-002 & -028
Address: 5868 & 5876 Jurupa Avenue

PARCEL 1 – Por. APN 190-031-002

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 3, a portion of Lot 4 and a portion of the Northerly 13.00 feet of Lot 5 in Block 1 of Jurupa Addition Tract No. 1, as shown by map on file in Book 6, Page 41 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the intersection of the West line of said lot 5 and a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 00°03'00" East, along the West line of said Lot 4, a distance of 90.14 feet to a line parallel with and distant 55.00 feet Southerly, measured at right angles from the centerline of Jurupa Avenue as shown on said Jurupa Addition Tract No. 1;

Thence South 85°43'00" East, along said parallel line, a distance of 54.73 feet to the East line of said Lot 3;

Thence South 00°03'00" West, along said East line and its southerly prolongation, a distance of 86.10 feet to a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 89°57'00" West, along said parallel line, a distance of 54.58 feet to the West line of said Lot 5 and to the **POINT OF BEGINNING**.

RESERVING THEREFROM a permanent easement for Electrical Energy Distribution and Transmission Facilities and Telecommunication Facilities over that portion of the above described parcel lying northerly of the following described line:

COMMENCING at the intersection of the West line of said Lot 5 and a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 00°03'00" East, along said West line of Lot 5 and the West line of Lot 4 of said Jurupa Addition Tract No. 1, a distance of 76.41 feet to the **POINT OF BEGINNING** of this line description;

Thence South 82°12'54" East, a distance of 110.15 feet to the East line of Lot 1 of said Jurupa Addition Tract No. 1 and to the **END** of this line description.

ALSO RESERVING THEREFROM a permanent easement for Landscape Maintenance and Landscape Facilities over that portion of the above described parcel lying Northerly and Easterly of the following described line:

COMMENCING at the intersection of the West line of said Lot 5 and a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 00°03'00" East, along said West line of Lot 5 and the West line of Lot 4 of said Jurupa Addition Tract No. 1, a distance of 83.14 feet to the **POINT OF BEGINNING** of this line description;

Thence South 84°32'28" East, a distance of 89.55 feet;

Thence South 06°03'46" East, a distance of 75.13 feet a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5 and to the **END** of this line description.

Area – 4,810 S.F. more or less

PARCEL 2 – Por. APN 190-031-028

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1, a portion of Lot 2 and a portion of the Northerly 13.00 feet of Lot 5 in Block 1 of Jurupa Addition Tract No. 1, as shown by map on file in Book 6, Page 41 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the intersection of the Southerly prolongation of the West line of said Lot 2 and a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 00°03'00" East, along the West line of said Lot 2, a distance of 86.10 feet to a line parallel with and distant 55.00 feet Southerly, measured at right angles from the centerline of Jurupa Avenue as shown on said Jurupa Addition Tract No. 1;

Thence South 85°43'00" East, along said parallel line, a distance of 28.35 feet;

Thence South 38°32'14" East, a distance of 29.34 feet to a line parallel with and distant 33.00 feet Westerly, measured at right angles from the centerline of Florence Street as shown on said Jurupa Addition Tract No. 1;

Thence South 00°03'00" West, along said parallel line, a distance of 61.07 feet to a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 89°57'00" West, along said parallel line, a distance of 46.57 feet to the Southerly prolongation of the West line of said Lot 2 and to the **POINT OF BEGINNING**.

RESERVING THEREFROM a permanent easement for Electrical Energy Distribution and Transmission Facilities and Telecommunication Facilities over that portion of the above described parcel lying northerly of the following described line:

COMMENCING at the intersection of the West line of said Lot 5 and a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 00°03'00" East, along said West line of Lot 5 and the West line of Lot 4 of said Jurupa Addition Tract No. 1, a distance of 76.41 feet to the **POINT OF BEGINNING** of this line description;

Thence South 82°12'54" East, a distance of 110.15 feet to the East line of said Lot 1 and to the **END** of this line description.

ALSO RESERVING THEREFROM a permanent easement for Landscape Maintenance and Landscape Facilities over that portion of the above described parcel lying Northerly and Easterly of the following described line:

COMMENCING at the intersection of the West line of said Lot 5 and a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5;

Thence North 00°03'00" East, along said West line of Lot 5 and the West line of Lot 4 of said Jurupa Addition Tract No. 1, a distance of 83.14 feet to the **POINT OF BEGINNING** of this line description;

Thence South 84°32'28" East, a distance of 89.55 feet;

Thence South 06°03'46" East, a distance of 75.13 feet a line parallel with and distant 13.00 feet Southerly, measured at right angles from the North line of said Lot 5 and to the **END** of this line description.

Area – 3,732 S.F. 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, L.S. 7519 Date Prep. _____



