

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Garage 1
Address: 3743 Orange Street
A.P.N.: 213-271-012

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

That portion of Block 7, Range 6 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California described as follows:

BEGINNING at a point on the Northwesterly line of Orange Street, distant thereon 100.36 feet Southwesterly from the Easterly corner of said Block 7;

Thence continuing Southwesterly on said Northwesterly line of Orange Street , 120.22 feet;

Thence Northwesterly parallel with the Southwesterly line of Seventh Street, 165 feet, more or less, to the Southeasterly line of an Alley;

Thence Northeasterly along said Southeasterly line of said Alley, 126.08 feet;

Thence Southeasterly parallel with the Southwesterly line of Seventh Street, 70 feet, more or less, to a point on a line parallel with and 95 feet Northwesterly, measured at right angles, from the Northwesterly line of Orange Street;

Thence Southwesterly and parallel with the Northwesterly line of Orange Street, 5.86 feet;

Thence Southeasterly parallel with the Southwesterly line of Seventh Street to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion described as follows:

BEGINNING at a point of the Northwesterly line of Orange Street, distant thereon 110.0 feet Northeasterly from the Southerly corner of said Block 7, said point also being the most southerly corner of the above described parcel;

Thence Northwesterly and parallel with the Northeasterly line of Eighth Street, a distance of 82 feet 10 inches;

Thence Northeasterly and parallel with the Northwesterly line of Orange Street, a distance of Nine and Seven-Eighths inches;

Thence Southeasterly on a direct line to appoint on the Northwesterly line of Orange Street which is Eleven inches Northeasterly from the Point of Beginning;

Thence Southwesterly along the Northwesterly line of Orange Street, a distance of Eleven inches to the **POINT OF BEGINNING**.

Area 20,174 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.

 4/29/21 Prep. ②
Curtis C. Stephens, L.S. 7519 Date



MISSION INN
(FORMERLY SEVENTH STREET)

AVENUE

TOWN OF RIVERSIDE
M.B. 7/17 S.B. CO.

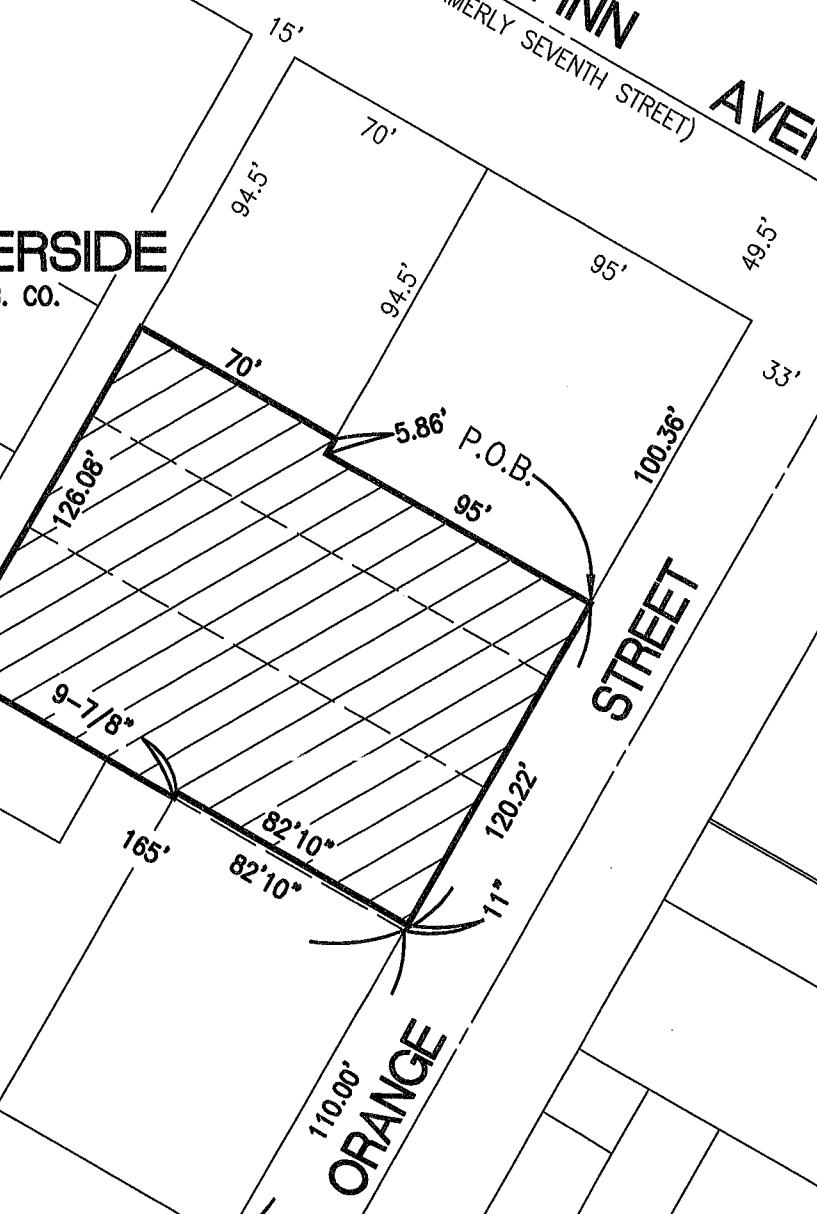
BLOCK 7
RANGE 6

UNIVERSITY

AVENUE
(FORMERLY EIGHTH STREET)

110.00' ORANGE

STREET



• 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: CURT

DATE: 4/7/21

SUBJECT: PARKING GARAGE 1 - APN 213-271-012

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Garage 2

Address:

A.P.N.: 213-301-005, 213-301-006 & 213-301-015

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

PARCEL 1

The Northeasterly 62.00 feet of Lots 12, 13, 15, 16 and 17 and portions of an Alley all of Davis Subdivision of Block 8, Range 6 of the Town of Riverside, as shown by map on file in Book 1, Page 65 of Maps, Records of San Bernardino County:

TOGETHER with all of Lot 18 and Lot 19 of said Davis Subdivision;

ALSO TOGETHER WITH the Southwesterly 5.00 feet of the Northeasterly 67.00 feet of the Southeasterly 4.00 feet of Lot 13 of said Davis Subdivision;

ALSO TOGETHER WITH the Northeasterly 67.00 feet of Lot 14 of said Davis Subdivision;

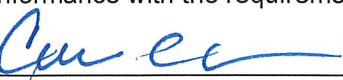
ALSO TOGETHER WITH that portion of that certain alley, lying between Lot 18 and Lots 12 to 17 of said Davis Subdivision, bounded on the Southeast by the Northwesterly line of Orange Street, and bounded on the Northwest by the Northeasterly prolongation of the Northwesterly line of said Lot 12, as said alley was vacated by Resolution of the City Council of the City of Riverside recorded March 24, 1961 as Instrument No. 25132 of Official Records of Riverside County, California.

PARCEL 2

That portion of that certain alley, lying between Lot 19 and Lot 25 of said Davis Subdivision, lying Southwesterly of the Northwesterly prolongation of the Northeasterly line of said Lot 19, and lying Southeasterly of the Northeasterly prolongation of the Northwesterly line of said Lot 19.

Total Area – 18,666 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.

 4/29/21 Prep. 
Curtis C. Stephens, L.S. 7519 Date



UNIVERSITY AVENUE
(Formerly Eighth St)

DAVIS SUBDIVISION
M.B. 1/65 S.B. CO.

NINTH

STREET

ORANGE

PARCEL 2

PARCEL 1

STREET

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 4/7/21

SUBJECT: PARKING GARAGE 2 - APN'S 213-301-005, -006, -015

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Brockton Arcade Lot 28

APN: 225-213-002 & -020

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

PARCEL 1

All that portion of Lot 19 in Block 7 of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the intersection of the northerly line of said Lot 19 with the southeasterly line of Magnolia Avenue as it existed on January 1, 1962;

Thence southerly parallel to the easterly line of said Lot 19, a distance of 20 feet to a point;

Thence westerly parallel to the southerly line of said Lot 19 to a point on the southeasterly line of said Magnolia Avenue;

Thence northeasterly along said southeasterly line of Magnolia avenue to the **POINT OF BEGINNING**.

PARCEL 2

All that portion of Lot 19 in Block 7 of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California, lying easterly of the following described line:

BEGINNING at the intersection of the northerly line of said Lot 19 with the southeasterly line of Magnolia Avenue as it existed on January 1, 1962;

Thence southerly parallel to the easterly line of said Lot 19 to a point on the southerly line of said Lot 19 and the **END** of this line description.

PARCEL 3

All that portion of that certain unnumbered Lot in Block 7 of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California, lying between the easterly extensions of the northerly and southerly lines of Lot 19 in Block 7 of said Tibbet's Tract.

PARCEL 4

Lot 40 in Block 7 of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California.

PARCEL 5

All that portion of the westerly 30 feet of Brockton Avenue (Eliza Street) as shown on map of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California, abandoned as a public street by Common Council of the City of Riverside, January 20, 1926, a certified copy of resolution being recorded February 15, 1926, in Book 663, Page 287 of Deeds, Records of Riverside County, California, and lying between the easterly extensions of the northerly and southerly lines on Lot 40 in Block 7 of said Tibbet's Tract.

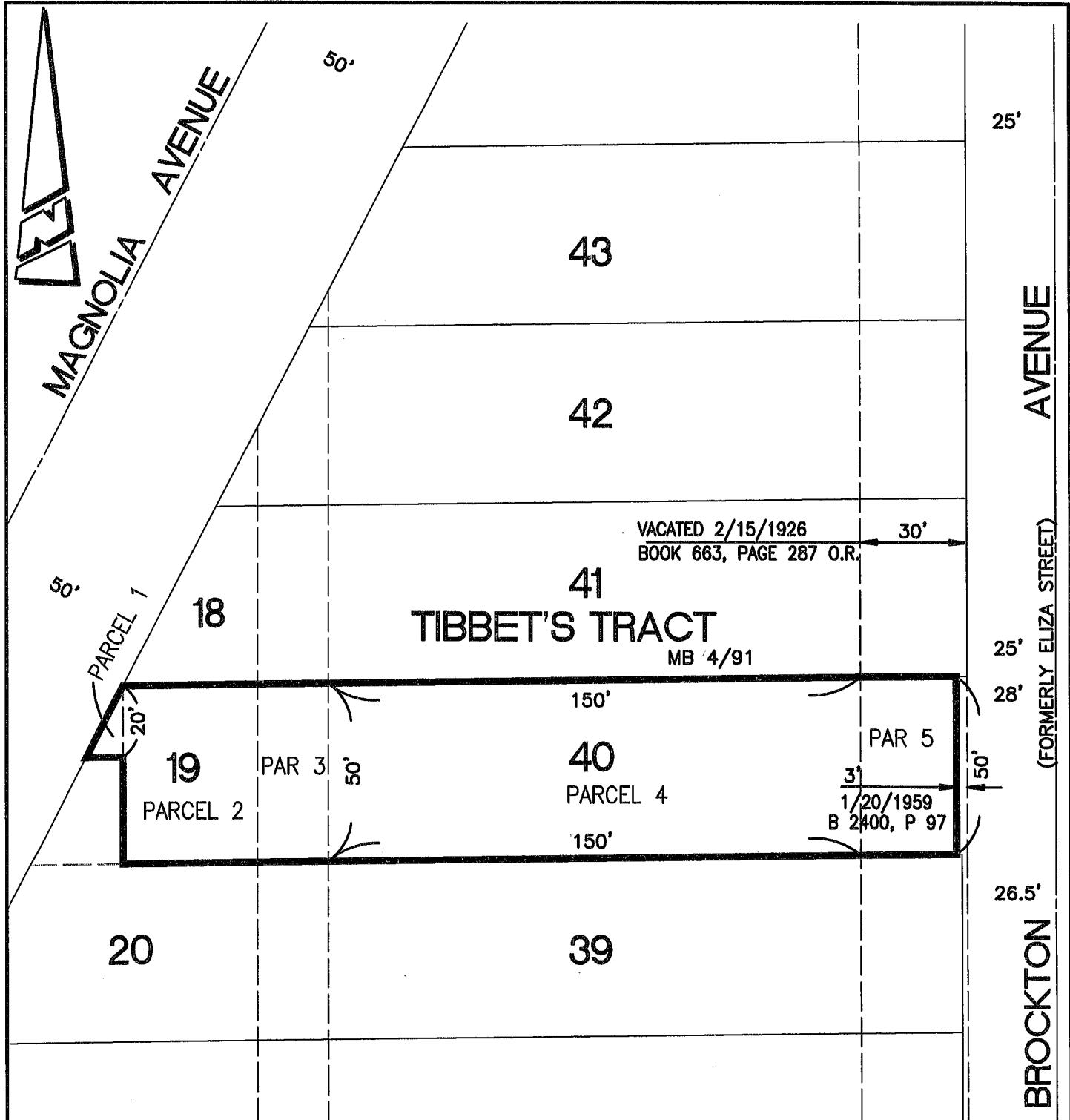
EXCEPTING THEREFROM the easterly 3.00 feet of the above described parcel as conveyed to the City of Riverside by Grant Deed recorded July 15, 1965 as Instrument No. 81474 of Official Records of Riverside County, California.

Total Area – 11,852 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.

 4/30/21 Prep. 
Curtis C. Stephens, L.S. 7519 Date





• 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: CURT

DATE: 4/5/21

SUBJECT: BROCKTON ARCADE - APN 225-213-002 & -020

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Brockton Arcade Parking Lot

APN: 225-213-021

Address: 6758 Magnolia Avenue

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

PARCEL 1

That portion of Lot 21 in Block 7 of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California, lying southeasterly of the southeasterly line of Magnolia Avenue being 100 feet in width.

EXCEPTING THEREFROM the northerly 1.00 foot of the above described parcel as described in Grant Deed to J. Charles Lord. et al., recorded April 27, 1959 in Book 2459, Page 412 of Deeds of Official Records of Riverside County, California.

PARCEL 2

That portion of Lot 22 in Block 7 of Tibbet's Tract as shown by map on file in Book 4, Page 91 of Maps, Records of Riverside County, California, lying southeasterly of the southeasterly line of Magnolia Avenue being 100 feet in width.

PARCEL 3

All that portion of that certain unnumbered Lot in Block 7 of Tibbet's Tract as shown by map on file in Book 7, Page 91 of Maps, Records of Riverside County, California, lying between the easterly extensions of the northerly line of Lot 21 and the southerly line of Lot 22 in Block 7 of said Tibbet's Tract.

EXCEPTING THEREFROM the northerly 1.00 foot of the above described parcel as described in Grant Deed to J. Charles Lord. et al., recorded April 27, 1959 in Book 2459, Page 412 of Deeds of Official Records of Riverside County, California.

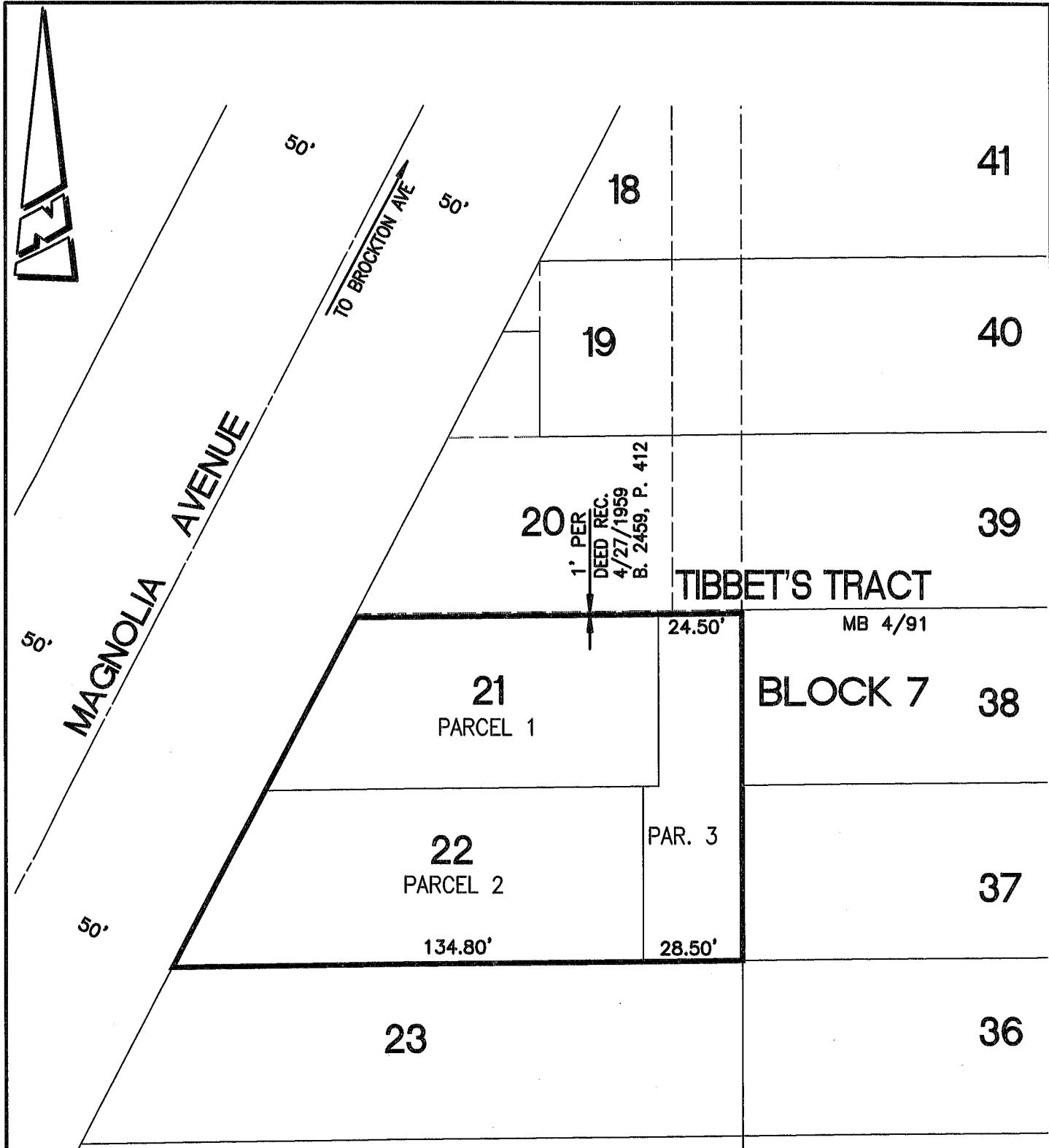
Total Area – 13,563 S.F. more or less

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

Curt C.
Curtis C. Stephens, L.S. 7519

4/30/21 Prep. *[Signature]*
Date





• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 4/30/21

SUBJECT: BROCKTON ARCADE - APN 225-213-021

EXHIBIT "A"
LEGAL DESCRIPTION

Casa Blanca Library
APN 230-351-016
Address: 2985 Madison Street

That portion of the southwesterly rectangular one-half of Lot 4 in Block 66 of the Lands W.T. Sayward and S.C. Evans, as shown by map on file in Book 3, Page 2 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING in the northeasterly line of Madison Street, as shown on said map, at a point 386 feet northwesterly from the most southerly corner of said Lot 4;

Thence northerly, along said northeasterly line of Madison Street a distance of 274.75 feet, more or less, to the most westerly corner of said Lot 4;

Thence northeasterly, along the northwesterly line of said Lot 4, a distance of 661.25 feet, more or less, to the northeasterly line of the southwesterly rectangular one-half of said Lot 4;

Thence southerly, along the northeasterly line of the southwesterly rectangular one-half of said Lot 4, a distance of 274.75 feet, more or less, to a point 386 feet northwesterly from the southeasterly line of said Lot 4 measured on a line drawn at right angles thereto;

Thence southwesterly and parallel with the southeasterly line of said Lot 4, a distance of 661.25 feet, more or less, to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion of said lot 4 lying southwesterly of a line that is parallel and 430.00 feet northeasterly, as measured at right angles, from said northeasterly line of Madison Street.

Area – 63,536 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.

Curt C. Stephens
Curtis C. Stephens, L.S. 7519

4/29/21
Prep. *CS*
Date





• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 4/6/21

SUBJECT: CASA BLANCA LIBRARY - APN 230-351-016

EXHIBIT "A"
LEGAL DESCRIPTION

Van Buren Blvd and Magnolia Ave Parking Lots

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

PARCEL 1 – APN 233-022-076

Parcel 1 of Parcel Map No. 21438, as shown by map on file in Book 144, Pages 22 and 23 of Parcel Maps, Records of Riverside County, California.

SUBJECT TO an Easement for Street and Highway purposes and a Public Utilities Easement for construction and maintenance of electrical distribution facilities per City Council Resolution No. 21135 recorded April 12, 2006, as Document No. 2006-0259477 of Official Records of Riverside County, California.

ALSO SUBJECT TO a Blanket Public Utilities Easement for construction and maintenance of electrical distribution facilities, designated as "Blanket P.U.E." and dedicated and accepted by Parcel Map 19719, as shown by map on file in Book 121, Pages 48 and 49 of Parcel Maps, Records of Riverside County, California.

ALSO SUBJECT TO a Sewer Right of Way in favor of the City of Riverside per Deed recorded January 30, 1918, in Book 473, Page 363 et seq. of Deeds of Official Records of Riverside County, California.

Area – 28,317 S.F. more or less

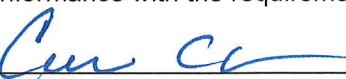
PARCEL 2 - APN 233-022-059

Parcel 2 of Parcel Map No. 21438, as shown by map on file in Book 144, Pages 22 and 23 of Parcel Maps, Records of Riverside County, California.

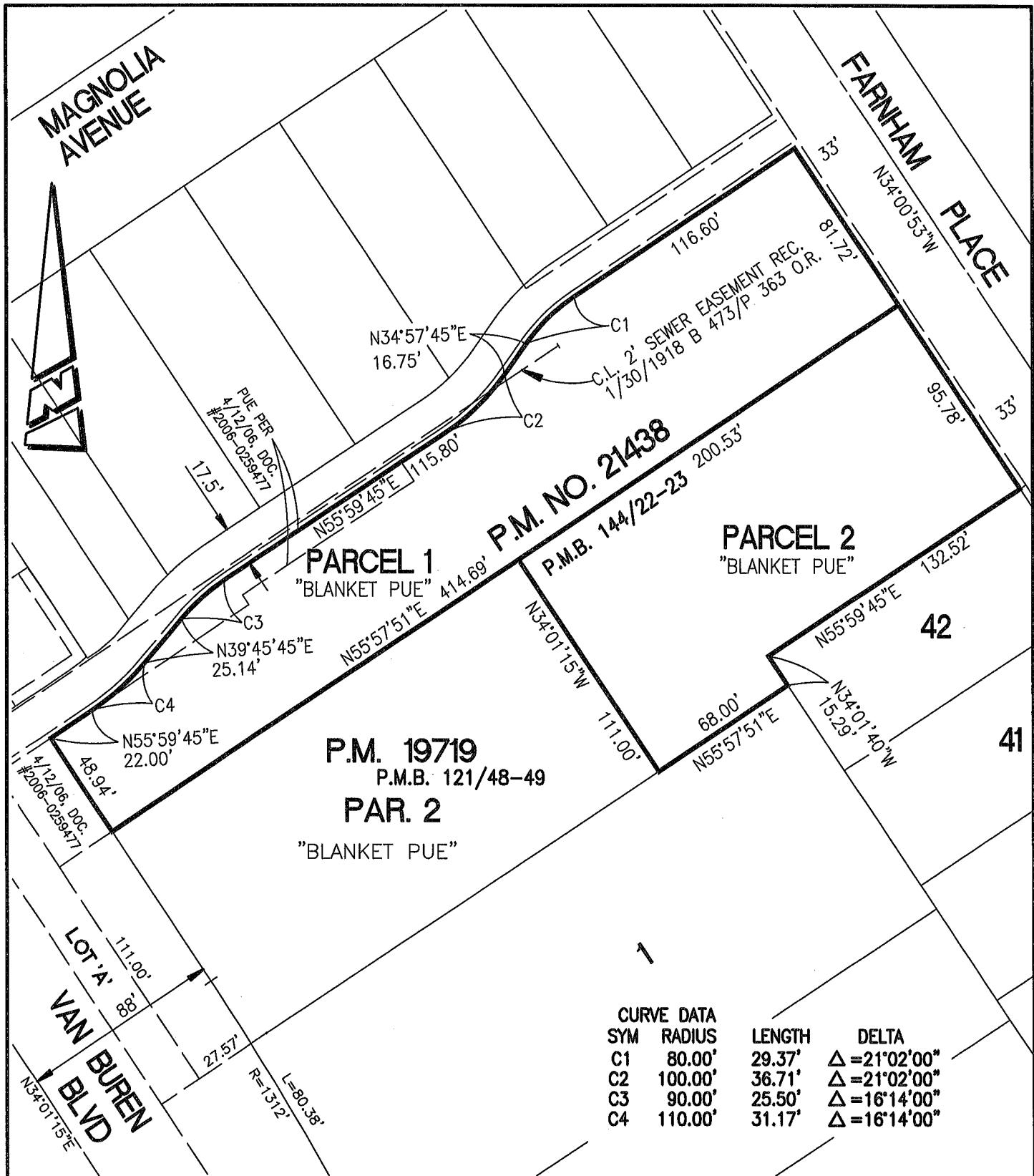
SUBJECT TO a Blanket Public Utilities Easement for construction and maintenance of electrical distribution facilities, designated as "Blanket P.U.E." and dedicated and accepted by Parcel Map 19719, as shown by map on file in Book 121, Pages 48 and 49 of Parcel Maps, Records of Riverside County, California.

Area – 20,237 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.

 1/29/21 Prep. ②
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 4/9/21

SUBJECT: MAGNOILA AND VAN BUREN PARKING LOTS

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 151-100-001
Address: 8700 Cypress Avenue

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

Lot 296 of Camp Anza Subdivision No. 1 as shown by map on file in Map Book 22, Pages 81 and 82 thereof, Official Records of Riverside County, California.

EXCEPTING THEREFROM that portion accepted for public street right of way by Resolution 10909, Recorded January 12, 1968 as Instrument Number 3374, Official Records of Riverside County, California.

Area – 41,073 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.

 4/30/21 Prep. 
Curtis C. Stephens, L.S. 7519 Date



CYPRESS

N89°29'30"W

AVENUE

44'

11'

RESOLUTION 10909
REC. 1/12/1968 #3374 O.R.

44'

355

N00°30'30"E
164.40'

243.97'

N33°18'52"W
10.83'

155.40'

296

N89°29'30"W

250'

33'

AVENUE

33' CHALLEN N00°30'30"E

CAMP ANZA SUBDIVISION NO. 1

MB 22/81-82 RIV. CO.

296A



• 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: CURT

DATE: 4/2/21

SUBJECT: 8700 CYPRESS AVENUE - APN 151-100-001