

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Wilderness Substation Edison Parcels
Por. APN's: 189-100-006, 189-100-007,
189-09-002, 189-090-010

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lots 1 thru 4, in Block 9, a portion of Lot F, Lot G and Block 8, a portion of Backus Drive vacated (formerly Riverview Avenue), a portion of Dales Street vacated (formerly Ivy Street) and a portion of Roby Street vacated of Tract No. 4 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 7, Page 6 of Maps, Records of Riverside County, California, described as follows:

PARCEL A

COMMENCING at the intersection of the centerline of Ed Perkić Street (formerly Norton Street) with the centerline of Wilderness Avenue (formerly Marion Street), said intersection also being a point in the West line of Lot 2 of Rancho La Sierra, as shown on said Tract No. 4 of the Riverview Addition;

Thence South $89^{\circ}24'26''$ East, along said centerline of Ed Perkić Street, a distance of 395.42 feet to its intersection with the Southeasterly prolongation of the Northeasterly line of the Metropolitan Water District right of way as conveyed by deed recorded October 22, 1935 in Book 255, Page 419 of Official Records of Riverside County California;

Thence North $22^{\circ}42'45''$ West, along said Southeasterly prolongation, a distance of 27.22 feet to the **POINT OF BEGINNING**.

Thence continuing North $22^{\circ}42'45''$ West, along said Northeasterly line, 762.01 feet to the Northerly line of said Lot 4 and the Southerly line of said Roby Street;

Thence Continuing North $22^{\circ}42'45''$ West, along the Northwest prolongation of said Northeasterly line, a distance of 54.44 feet to the Southerly line of said Block 8 and the Northerly line of said Roby Street;

Thence North $89^{\circ}24'26''$ West, along said Southerly line, a distance of 30.08 feet to the Southwest corner of said Block 8 and the Easterly line of said Wilderness Avenue;

Thence North $00^{\circ}42'28''$ East, along said Easterly line of Wilderness Avenue, a distance of 238.43 feet to a point in a non-tangent curve in the centerline of said Backus Drive, said curve being concave Northerly and having a radius of 80.00 feet, the radial line at said point bears South $09^{\circ}35'33''$ East;

Thence Westerly along said centerline curve to the right an arc length of 30.18 feet through a central angle of $21^{\circ}36'53''$ to the Southerly prolongation of the Westerly line of said Lot G;

Thence North 00°42'28" East, along said Southerly prolongation and along said Westerly line, a distance of 106.16 feet to a point herein after referred to as **POINT "A"**;

Thence North 00°42'28" East, continuing along said Westerly line, 73.09 feet to an angle point in said Westerly line;

Thence North 01°09'19" East, along said Westerly line of Lot G, a distance of 329.68 feet to the Northwest corner of said Lot G,

Thence South 89°23'21" East, along the Northerly line of said Lot G, a distance of 548.00 feet; to the Northeast corner of Parcel 1 described in a Grant Deed to the City of Riverside, recorded April 30, 1975 as Instrument No. 49438 of Official Records of Riverside County, California;

Thence South 00°35'56" West, along the East line of said Parcel 1, a distance of 120.24 feet to a line which is parallel with and distant Northeasterly 700.00 feet, as measured at right angles, from said Northeasterly line of the Metropolitan Water District right of way as conveyed by deed recorded October 22, 1935 in Book 255, Page 419 of Official Records of Riverside County, California;

Thence South 22°42'45" East, along said parallel line, a distance of 958.00 feet to Northerly prolongation of the Westerly Right of Way line of Dales Street vacated (formerly Ivy Street) as shown on said map;

Thence South 00°35'53" West, along said Northerly prolongation, a distance of 260.35 feet to a point in a curve in the centerline of said Backus Drive, said curve being concave Northerly and having a radius of 100.00 feet, the radial line at said point bears South 22°59'29" West;

Thence Easterly along said centerline curve to the left an arc length of 15.78 feet through a central angle of 09°02'22" to the centerline of said Dales Street vacated;

Thence South 00°35'53" West, along said centerline, a distance of 168.50 feet to a point in a curve concave Southerly and having a radius of 65.00 feet, the radial line at said point bears North 30°05'43" East, being the intersection of the Southerly line of that portion of Dales Street vacated by Riverside City Council Ordinance No. 4611, recorded October 20, 1978 as Instrument No. 222094 of Official Records of Riverside County, California

Thence Westerly along said curve to the left an arc length of 16.26 feet through a central angle of 14°19'51" to the Westerly line of said Dales Street;

Thence South 00°35'53" West, along said Westerly line of Dales Street, a distance of 69.73 feet to the Northerly line of said Ed Perkic Street;

Thence North 89°24'26" West, a distance of 547.93 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion of the above described parcel lying Southerly, Southwesterly and Southeasterly of the following described line;

BEGINNING at herein above referenced **POINT "A"**;

Thence South 88°50'41" East, a distance of 153.09 feet;

Thence South 22°42'45" East, a distance of 289.01 feet;

Thence South 20°10'10" West, a distance of 47.76 feet

Thence South 22°42'45" East, a distance of 72.17 feet;

Thence North 67°17'15" East, a distance of 424.66 feet;

Thence North 22°41'09" West, a distance of 13.17 feet;

Thence North 67°17'15" East, a distance of 85.92 feet to said line which is parallel with and distant Northeasterly 700.00 feet, as measured at right angles, from the Northeasterly line of the Metropolitan Water District right of way as conveyed by deed recorded October 22, 1935 in Book 255, Page 419 of Official Records of Riverside County, California and to the **END** of this line description.

Area – 381,461 S.F. (8.76 Ac.) more or less

PARCEL B - Ingress and Egress Easement

BEGINNING at a point on the South line of said Block 8, distant thereon South 89°24'26" East, a distance of 30.08 feet from the Southwest corner thereof, also being on the Northwest prolongation of the Northeasterly line of the said Metropolitan Water District right of way;

Thence North 43°26'34" East, a distance of 33.88 feet;

Thence North 00°38'48" West, a distance of 184.93 feet to the beginning of a tangent curve concave Easterly, having a radius of 50.00 feet;

Thence Northerly along said curve to the right, an arc length of 17.38 feet through a central angle of 19°54'49";

Thence North 19°16'01" East, a distance of 123.41 feet to the Southerly line of above described Parcel A;

Thence South 88°50'41" East, along said Southerly line, a distance of 32.52 feet to an angle point therein;

Thence South 22°42'45" East, along the Southwest line of said Parcel A, a distance of 289.01 feet to an angle point therein;

Thence South 20°10'10" West, along the Northwest line of said Parcel A, a distance of 47.76 feet to an angle point therein;

Thence South 22°42'45" West, along the Southwest line of said Parcel A, a distance of 72.17 feet to the most southerly corner of said Parcel A;

Thence South 67°17'15" West, a distance of 52.00 feet;

Thence North 22°42'45" West, a distance of 35.00 feet;

Thence South 67°17'15" West, a distance of 40.46 feet;

Thence South 88°44'31" West, a distance of 104.17;

Thence North 22°42'45" west, a distance of 44.75 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion of the above described parcel, described as follows:

COMMENCING at a point on the South line of said Block 8, distant thereon South 89°24'26" East, a distance of 30.08 feet from the Southwest corner thereof, also being on the Northwest prolongation of the Northeasterly line of the said Metropolitan Water District right of way;

Thence North 43°26'34" East, a distance of 33.88 feet;

Thence North 34°34'39" East, a distance of 31.22 feet to the **POINT OF BEGINNING**;

Thence North 00°38'48" West, a distance of 132.35 feet;

Thence North 09°17'29" East, a distance of 64.25 feet;

Thence North 19°16'01" East, a distance of 17.43 feet to the beginning of a tangent curve concave Southerly, having a radius of 30.00 feet;

Thence Northerly along said curve to the right, an arc length of 73.18 feet through a central angle of 139°46'06";

Thence South 20°57'53" East, a distance of 189.58 feet to the beginning of a tangent curve concave Northwesterly, having a radius of 40.00 feet;

Thence Northerly along said curve to the right, an arc length of 60.72 feet through a central angle of 86°58'13";

Thence South 66°00'20" West, a distance of 23.45 feet;

Thence South 60°22'46" East, a distance of 31.24 feet to the beginning of a tangent curve concave Northerly, having a radius of 25.00 feet;

Thence Northerly along said curve to the right, an arc length of 17.72 feet through a central angle of 40°36'26";

Thence North 79°00'48" West, a distance of 20.00 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 40.00 feet;

Thence Northerly along said curve to the right, an arc length of 54.71 feet through a central angle of 78°22'00" to the **POINT OF BEGINNING**.

Area – 26,263 S.F. (0.603 Ac.) more or less

PARCEL C - Ingress and Egress Easement

Being a strip of land 30.00 feet in width, the centerline being described as follows:

BEGINNING at a point on the South line of said Lot 2 in Block 9, distant thereon North 89°24'26" West, a distance of 90.46 feet from the Southeast corner thereof;

Thence North 00°35'53" East, a distance of 381.61 feet to the beginning of a tangent curve concave Easterly, having a radius of 100.00 feet;

Thence Northerly to the right along said curve an arc length of 58.16 feet through a central angle of 33°19'20" to a point of reverse curvature and a curve concave Westerly, having a radius of 100.00 feet;

Thence Northerly to the left along said curve an arc length of 98.84 feet through a central angle of 56°37'45";

Thence North 22°42'32" West, a distance of 279.10 feet to the beginning of a tangent curve concave Southwesterly, having a radius of 85.00 feet;

Thence Northwesterly to the left along said curve an arc length of 61.65 feet through a central angle of 41°33'34";

Thence North 64°16'06" West, a distance of 45.62 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 50.00 feet;

Thence Northwesterly to the right along said curve an arc length of 35.15 feet through a central angle of 40°16'32" to the **END** of this centerline description.

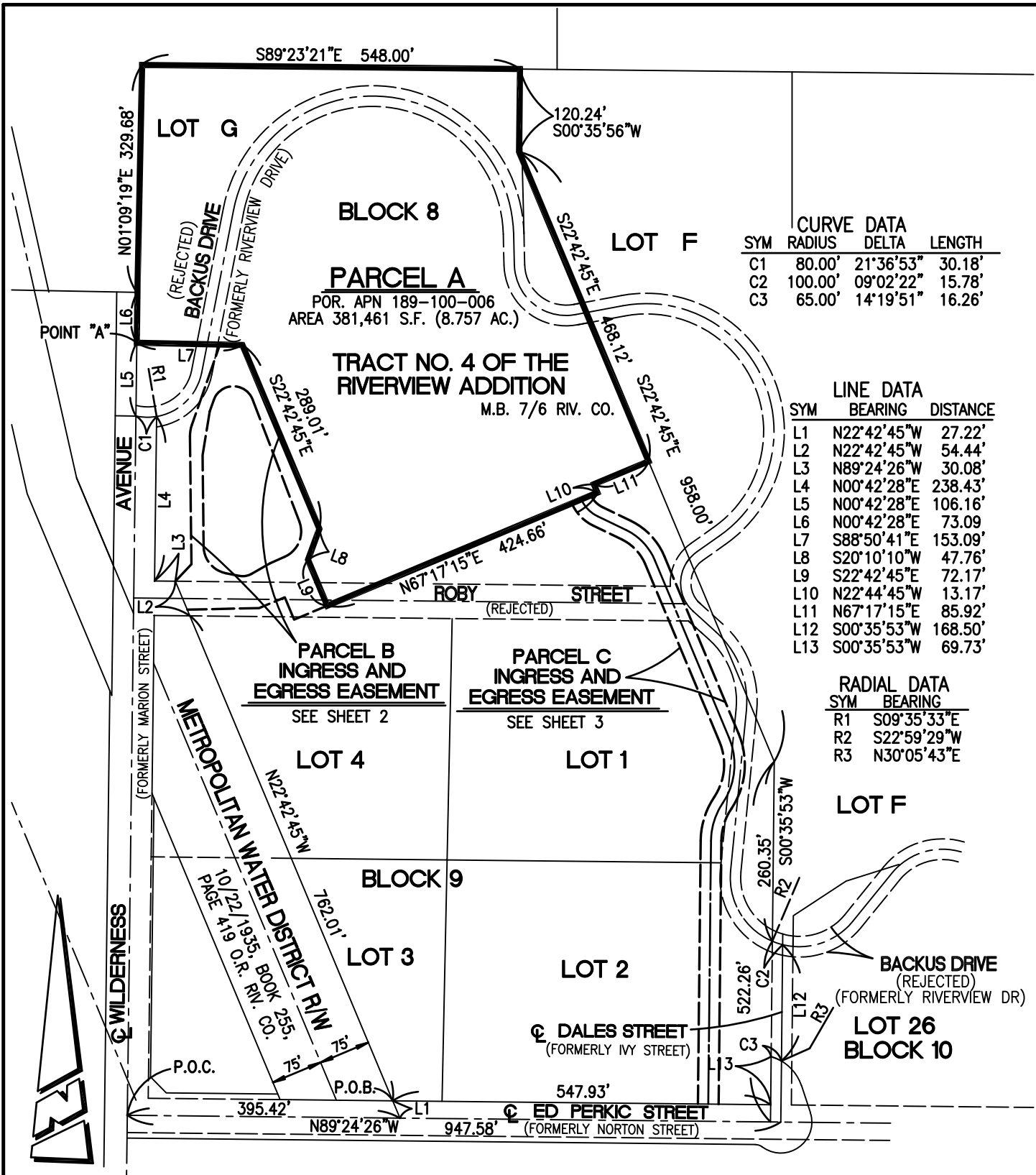
The sidelines of said strip of land 30.00 feet in width shall be prolonged or shortened to terminate Southerly in said South line of Lot 2 and Northerly in the Southeast line of above described Parcel A.

Area – 28,804 S.F. (0.661 Ac.) 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 4/15/12 Prep. (S)
Curtis C. Stephens, L.S. 7519 Date





CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C1	80.00'	21°36'53"	30.18'
C2	100.00'	09°02'22"	15.78'
C3	65.00'	14°19'51"	16.26'

LINE DATA		
SYM	BEARING	DISTANCE
L1	N22°42'45"W	27.22'
L2	N22°42'45"W	54.44'
L3	N89°24'26"W	30.08'
L4	N00°42'28"E	238.43'
L5	N00°42'28"E	106.16'
L6	N00°42'28"E	73.09'
L7	S88°50'41"E	153.09'
L8	S20°10'10"W	47.76'
L9	S22°42'45"E	72.17'
L10	N22°44'45"W	13.17'
L11	N67°17'15"E	85.92'
L12	S00°35'53"W	168.50'
L13	S00°35'53"W	69.73'

RADIAL DATA	
SYM	BEARING
R1	S09°35'33"E
R2	S22°59'29"W
R3	N30°05'43"E

• 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 3

SCALE: 1"=200' DRAWN BY: CURT DATE: 4/14/22 SUBJECT: WILDERNESS SUBSTATION SCE PARCEL A

BLOCK 8
TRACT NO. 4 OF THE
RIVERVIEW ADDITION
 M.B. 7/6 RIV. CO.

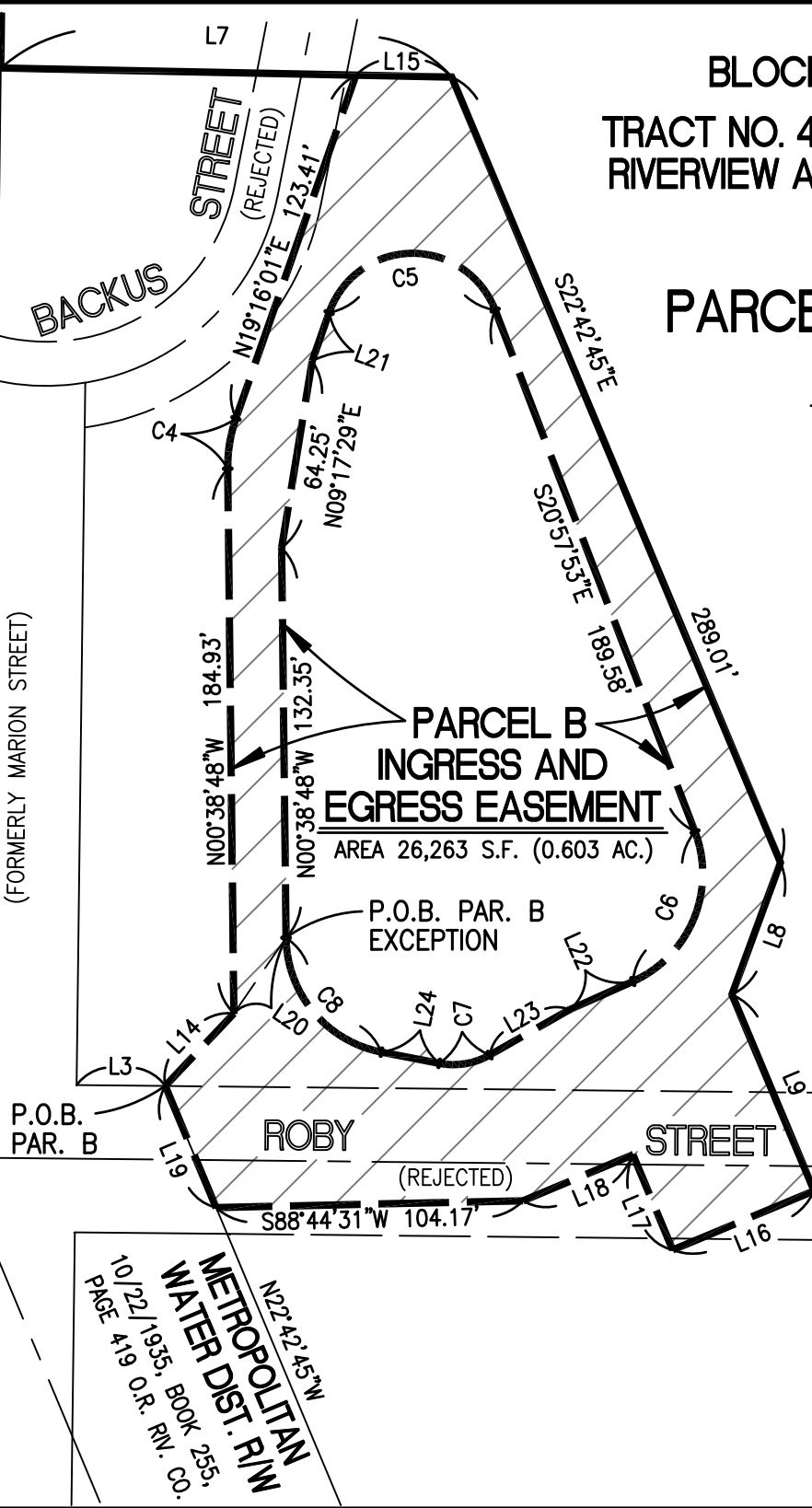


PARCEL A

CURVE DATA			
SYM	RADIUS	DELTA	LENGTH
C4	50.00'	19°54'49"	17.38'
C5	30.00'	139°46'06"	73.18'
C6	40.00'	86°58'13"	60.72'
C7	25.00'	40°36'26"	17.72'
C8	40.00'	78°22'00"	54.71'

LINE DATA		
SYM	BEARING	DISTANCE
L3	N89°24'26"W	30.08'
L7	S88°50'41"E	153.09'
L8	S20°10'10"W	47.76'
L9	S22°42'45"E	72.17'
L14	N43°26'34"E	33.88'
L15	S88°50'41"E	32.52'
L16	S67°17'15"W	52.00'
L17	N22°42'45"W	35.00'
L18	S67°17'15"W	40.46'
L19	N22°42'45"W	44.75'
L20	N34°34'39"E	31.22'
L21	N19°16'01"E	17.43'
L22	S66°00'20"W	23.45'
L23	S60°22'46"W	31.24'
L24	N79°00'48"W	20.00'

WILDERNESS STREET
 (FORMERLY MARION STREET)



PARCEL B
INGRESS AND
EGRESS EASEMENT
 AREA 26,263 S.F. (0.603 AC.)

P.O.B. PAR. B
 EXCEPTION

P.O.B.
 PAR. B

METROPOLITAN
 WATER DIST. R/W
 N22°42'45"W
 10/22/1935, BOOK 255,
 PAGE 419 O.R. RIV. CO.

• **CITY OF RIVERSIDE, CALIFORNIA** •

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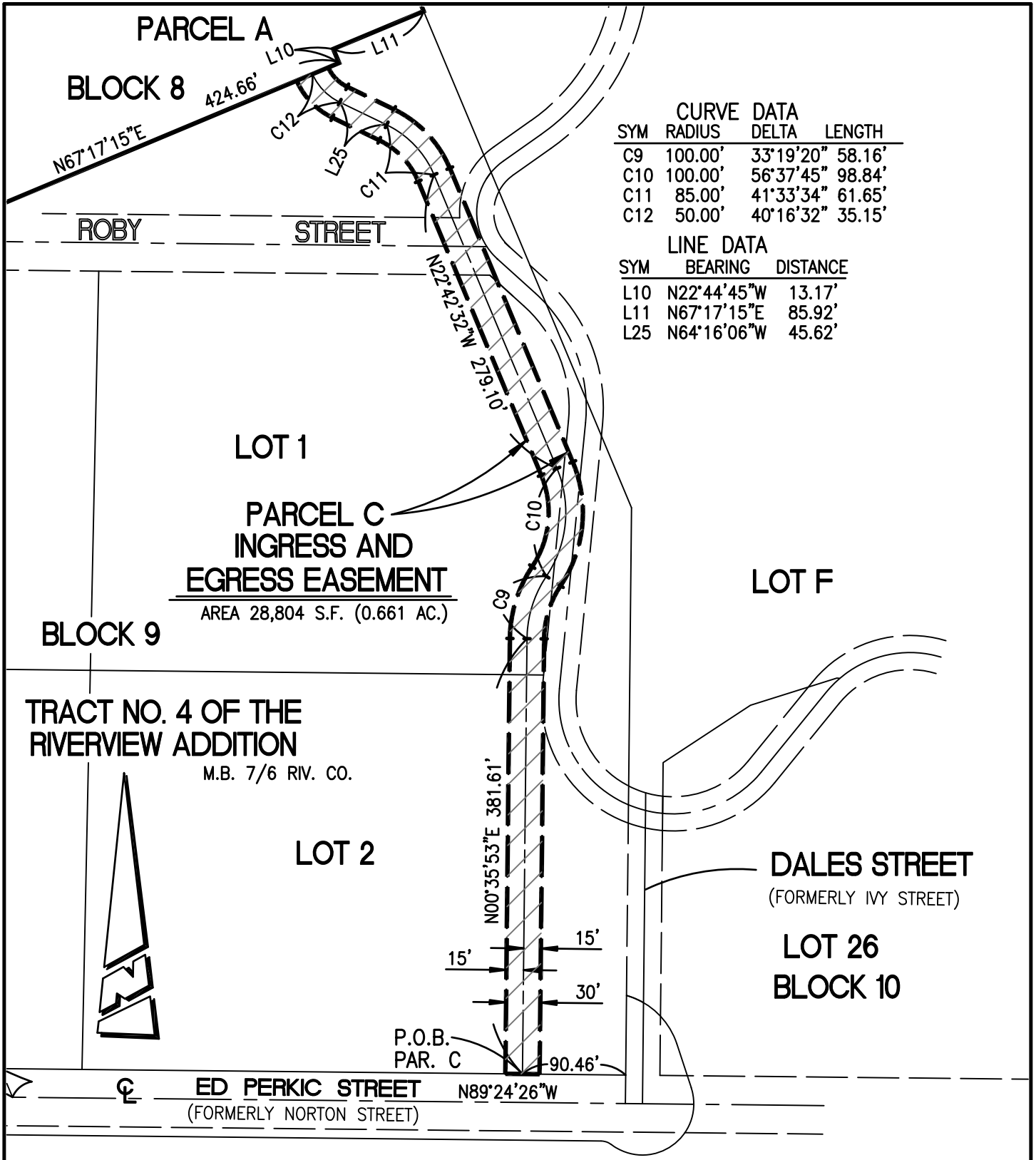
SHEET 2 OF 3

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 4/14/22

SUBJECT: WILDERNESS SUBSTATION SCE EASEMENT PARCEL B



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 3 OF 3

SCALE: 1"=NTS DRAWN BY: CURT DATE: 4/14/22 SUBJECT: WILDERNESS SUBSTATION SCE EASEMENT PARCEL C