

EXHIBIT "A"

A.P.N. 234-150-045

Remainder Parcel

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of Lot 28 in Block 26 of the Village Of Arlington, as shown by map on file in Book 1, Pages 62, of Maps, records of San Bernardino County, California, and being a portion of Parcel 2 of Record of Survey on file in Book 48, Page 83 of Record of Surveys, records of Riverside County, California, described as follows:

BEGINNING at the northwest corner of said Parcel 2; said corner being on the southerly Right-of-Way line of State Highway Route 91;

THENCE along the southwesterly line of said Parcel 2, South 33°35'30" East, a distance of 22.634 meters (74.26 feet), more or less, to a line that is parallel with and distant 13.716 meters (45.00 feet) northwesterly, as measured at right angles, from the centerline of Indiana Avenue, as shown on said Record of Survey;

THENCE along said parallel line, North 56°22'53" East, a distance of 16.878 meters (55.37 feet);

THENCE continuing along said parallel line, North 56°22'53" East, a distance of 18.206 meters (59.73 feet); this course is hereinafter referred to as COURSE "A";

THENCE at right angle to said parallel line, North 33°37'07" West, a distance of 2.438 meters (8.00 feet) to a line that is parallel with and distant 16.154 meters (53.00 feet) northwesterly, as measured at right angles, from said centerline of Indiana Avenue; this course is hereinafter referred to as COURSE "B";

THENCE along said last mentioned parallel line, North 56°22'53" East, a distance of 7.199 meters (23.62 feet); this course is hereinafter referred to as COURSE "C";

THENCE North 12°19'39" East, a distance of 11.022 meters (36.16 feet); this course is hereinafter referred to as COURSE "D";

THENCE North 25°56'08" West, a distance of 13.702 meters (44.95 feet), more or less, to the northwesterly line of said Parcel 2; said northwesterly line also being said southerly Right-of-Way line of State Highway Route 91; this course is hereinafter referred to as COURSE "E";

THENCE along said southerly Right-of-Way line and along said northwesterly line, South 56°22'52" West, a distance of 6.477 meters (21.25 feet) to an angle point in said northerly line;

THENCE continuing along said southerly Right-of-Way line and along said northwesterly line, South 54°59'48" West, a distance of 32.720 meters (107.35 feet) to the beginning of a

tangent curve concaving northwesterly and having a radius of 1523.952 meters (4999.83 feet);

THENCE continuing along said southerly Right-of-Way line, along said northwesterly line and along said curve to the right through a central angle of $0^{\circ}28'58''$ an arc length of 12.840 meters (42.13 feet) to the POINT OF BEGINNING;

The above described parcel of land shall have no right or easement of access over and across said COURSES "A" through "E" to Indiana Avenue or Van Buren Boulevard;

RESERVING THEREFROM a permanent easement and right-of-way for storm drain facilities as described in document recorded February 17, 1982, as Instrument No. 27757 of Official Records of Riverside County, California;

ALSO RESERVING THEREFROM a permanent easement and right-of-way for electric energy distribution facilities as described in document recorded February 17, 1982, as Instrument No. 27758 of Official Records of Riverside County, California;

ALSO RESERVING THEREFROM a permanent easement and right-of-way for electric energy distribution facilities as described in document recorded August 30, 1993, as Instrument No. 339647 of Official Records of Riverside County, California;

SUBJECT TO that certain release and relinquishment of access rights, including abutter's rights as described in document recorded October 2, 1956, in Book 1979, Page 342, et seq., of Official Records of Riverside County, California;

ALSO SUBJECT TO that certain release and relinquishment of access rights, including abutter's rights as described in document recorded May 19, 1966, as Instrument No. 52450 of Official Records of Riverside County, California.

The bearings and distances used in this description are based on the California Coordinate System of 1983, Zone 6. Multiply all distances shown by 1.000033361 to obtain ground level distances.

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



Mark S. Brown, L.S. 5655
License Expires 9/30/11

1/13/2011
Date

Prep. _____



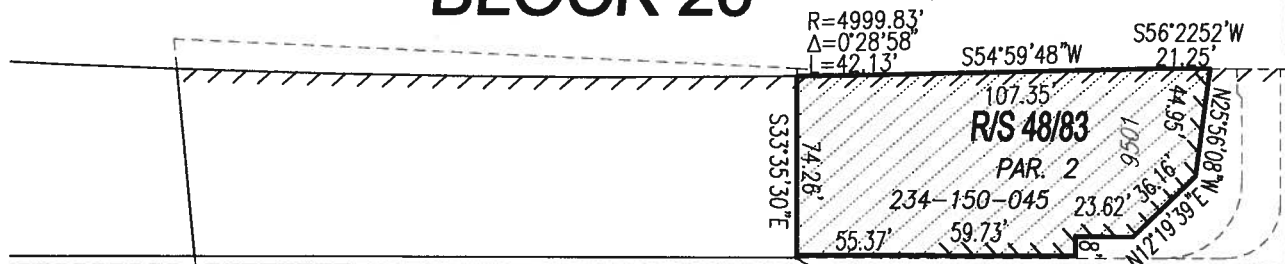
RIVERSIDE FREEWAY

VILLAGE OF ARLINGTON

M.B. 1/62 S.B. Co.

LOT 28 BLOCK 26

STATE OF CALIFORNIA
10/2/56 1979/342 O.R.



INDIANA

AVENUE

LOT 1

BEARINGS ARE BASED ON CCS83, ZONE 6.
DISTANCES ARE GRID. TO OBTAIN GROUND
DISTANCES MULTIPLY BY 1.000033361.
CONVERGENCE ANGLE = $-0^{\circ}39'19''$ FOR
CONTROL PT. 3223, PER R/S 90/55-66.

\\\\\\\\\\\\\\\\\\\\ INDICATES ACCESS DENIAL LINE

• 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: N.T.S.

DRAWN BY: *Kgs* DATE: 1/4/07

SUBJECT: VAN BUREN BOULEVARD SR91 IMPROVEMENTS