

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Jurupa Avenue Underpass Surplus  
Por. A.P.N.: 190-035-003 & -004  
Address: 5722 Jurupa Avenue

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of Lot 3 of Fractional Section 29, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, lying Northeasterly of the right of way of the San Pedro, Los Angeles and Salt Lake Railroad as shown on Salt Lake Depot Tract, as shown by map on file in Book 6, Page 54 of Maps, Records of Riverside County, California.

**EXCEPTING THEREFROM** the Northerly 33 feet, being that portion conveyed to the City of Riverside by deed recorded November 17, 1942, in Book 562, Page 145 of Official Records of said Riverside County.

**ALSO EXCEPTING THEREFROM** the Southerly 11.00 feet of the Northerly 44.00 feet, being that portion conveyed to the City of Riverside by deed recorded May 24, 1957, as Instrument No. 38336 of Official Records of said Riverside County.

**ALSO EXCEPTING THEREFROM** the Easterly 47.50, being that portion conveyed to the City of Riverside by deed recorded September 15, 1960, as Instrument No. 80586 of Official Records of said Riverside County.

**ALSO EXCEPTING THEREFROM** that portion of the above described parcel lying Westerly and Northerly of the following described line:

**COMMENCING** at the intersection of the West line of said Easterly 47.50 feet and a line parallel with and distant 44.00 feet Southerly, measured at right angles from the centerline of Jurupa Avenue as shown on said Salt Lake Depot Tract;

Thence North 85°09'31" West, along said parallel line a distance of 40.00 feet to the **POINT OF BEGINNING** of this line description;

Thence South 04°50'29" West, perpendicular to said Parallel line, a distance of 25.00 feet;

Thence South 85°21'52" West, a distance of 103.00 feet;

Thence South 88°39'55" West, a distance of 135.43 feet to the Northeasterly line of said railroad right of way and to the **END** of this line description

**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 Easterly 47.50 feet and a line parallel with and distant 44.00 feet Southerly, measured at right angles from the centerline of Jurupa Avenue as shown on said Salt Lake Depot Tract;

Thence South  $00^{\circ}36'29''$  West, along the West line of said Easterly 47.50 feet, a distance of 25.77 feet to the **POINT OF BEGINNING** of this line description;

Thence South  $80^{\circ}36'11''$  East, a distance of 213.82 feet;

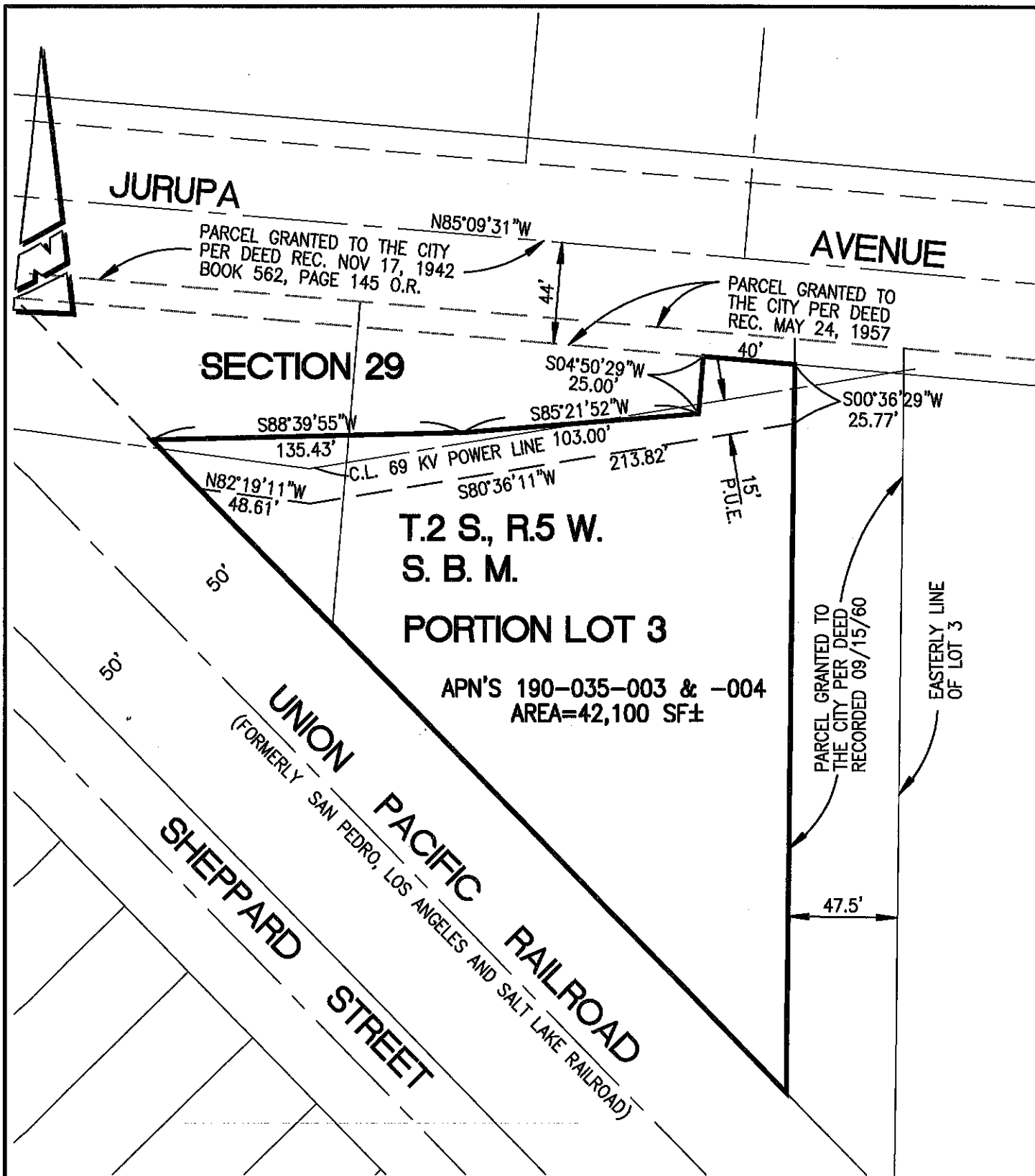
Thence North  $82^{\circ}19'11''$  West, a distance of 48.61 feet to the Northeasterly line of said railroad right of way and to the **END** of this line description.

Area – 42,100 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 4/15/19 Prep. [Signature]  
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"=60'

DRAWN BY: CURT

DATE: 10/09/18

SUBJECT: POR APN 190-035-003 & -004 - JURUPA AVENUE