



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

May 5, 2025

Candice Assadzadeh, Project Planner
City of Riverside, Planning Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Steve Sanchez
La Quinta

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Riverside

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Richard Stewart
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Riverside

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STAFF

Director
Paul Rull

Simon Housman
Jackie Vega

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION

File No.: ZAP1646MA25
Related File No.: PR-2024-001666 (Change of Zone and Development Plan Review)
Airport Zone: Zone E
APN: 210-130-0158, 210-130-016, and 210-130-020

Dear Ms. Assadzadeh:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Resolution 2015-01 (as extended by Resolution No.2020-01) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case No. PR-2024-001666 (Change of Zone and Development Plan Review), a proposal to demolish two existing 99,900 square foot light industrial buildings and proposes to construct two new industrial buildings totaling 199,850 square feet on 10.21-acres, located at 2626 Kansas Avenue. The applicant also proposes to change the sites zoning from Employment Emphasis and Housing Emphasis Subdistricts to Industrial Emphasis. Lastly, the applicant proposes a Zoning Code Text Amendment to modify development standards of the Innovation District Overlay Zone.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA), where non-residential intensity and residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 6-24 at Flabob Airport. The elevation of Runway 6-24 at Flabob Airport is approximately 750 feet above mean sea level (AMSL) at its easterly terminus. At a distance of 14,447 square feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,039 feet AMSL. The maximum finished floor elevation is 889 feet AMSL and the maximum building height is 46 feet, resulting in a top point elevation of 935 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be

AIRPORT LAND USE COMMISSION

downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: SCIND Massachusetts Point, LLC (applicant/property owner)
Staley Point (representative)
Gary Gosliga, March Inland Port Airport Authority
Kurt Heinze, Base Civil Engineer, March Air Reserve Base
ALUC Case File

AIRPORT LAND USE COMMISSION

\\tlima-22fsp02\ALUC\AIRPORT CASE FILES\March\ZAP1646MA25\ZAP1646MA25.LTR.doc

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



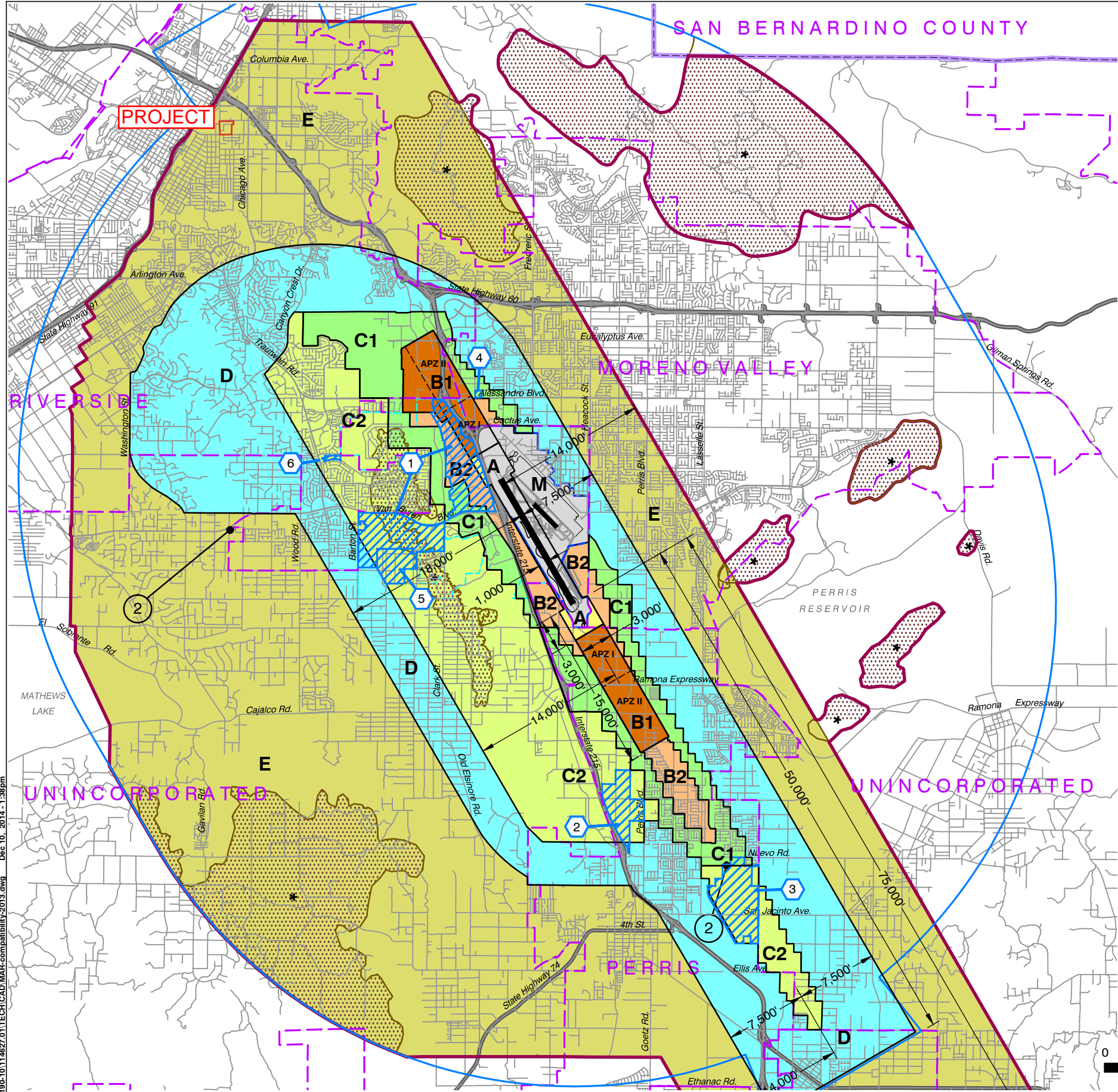
IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

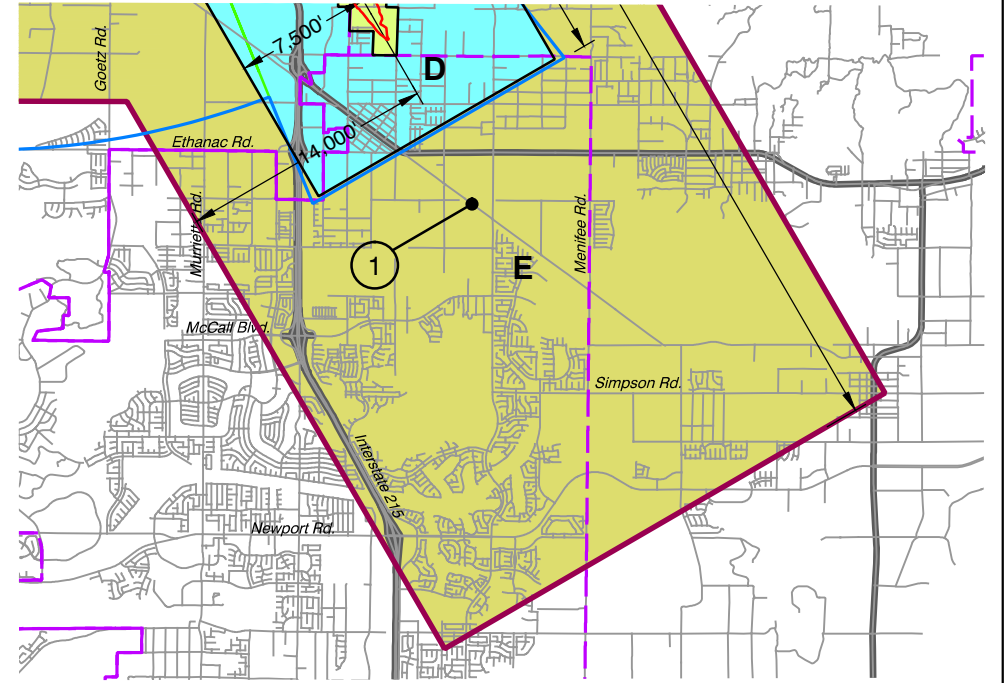
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

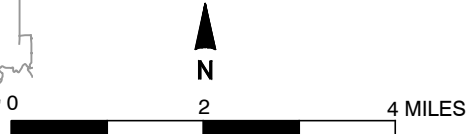
- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

INSET



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Note:
All dimensions are measured from runway ends and centerlines.



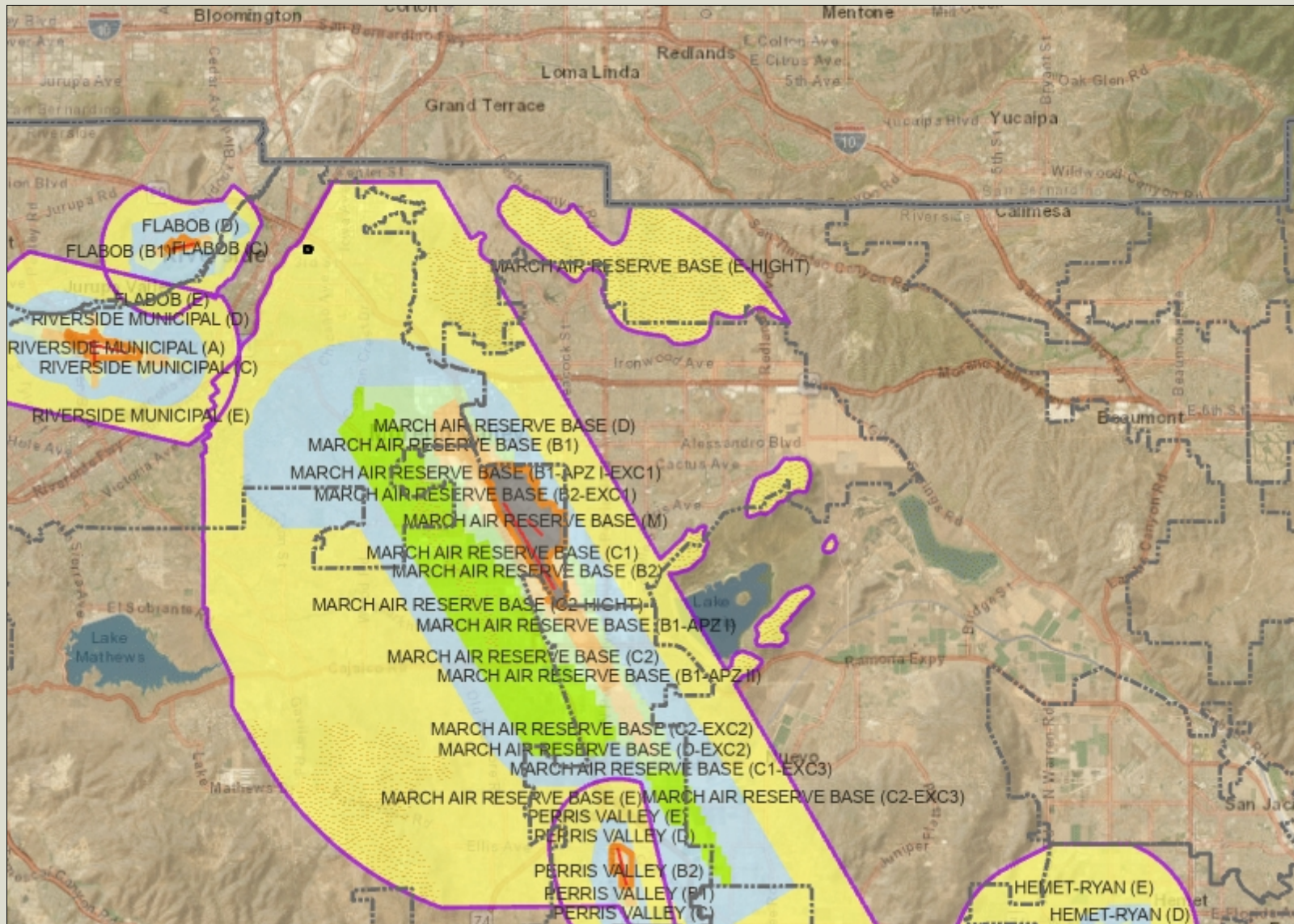
Base map source: County of Riverside 2013

SEE INSET AT RIGHT

X:\18190-10\114627\01\TECH\CAD\MAR-compatibility-2013.dwg Dec 10, 2014 - 1:38pm

Prepared by Mead & Hunt, Inc. (June 2013)

Map My County Map



Legend

- County Boundary
 - City Boundaries
 - Runways
 - Airports
 - Airport Influence Areas
- Airport Compatibility Zones**
- A,BANNING MUNICIPAL
 - A,BERMUDA DUNES
 - A,BLYTHE
 - A,CHINO
 - A,CHIRIACO SUMMIT
 - A,CORONA MUNICIPAL
 - A,DESERT CENTER
 - A,FLABOB
 - A,FRENCH VALLEY
 - A,HEMET-RYAN
 - A,JACQUELINE COCHRAN
 - A,MARCH AIR RESERVE BASE
 - A,PALM SPRINGS INTERNATION.
 - A,PERRIS VALLEY
 - A,RIVERSIDE MUNICIPAL
 - A-EXC1,MARCH AIR RESERVE B.
 - B1,BANNING MUNICIPAL
 - B1,BERMUDA DUNES
 - B1,BLYTHE
 - B1,CHINO
 - B1,CHIRIACO SUMMIT



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

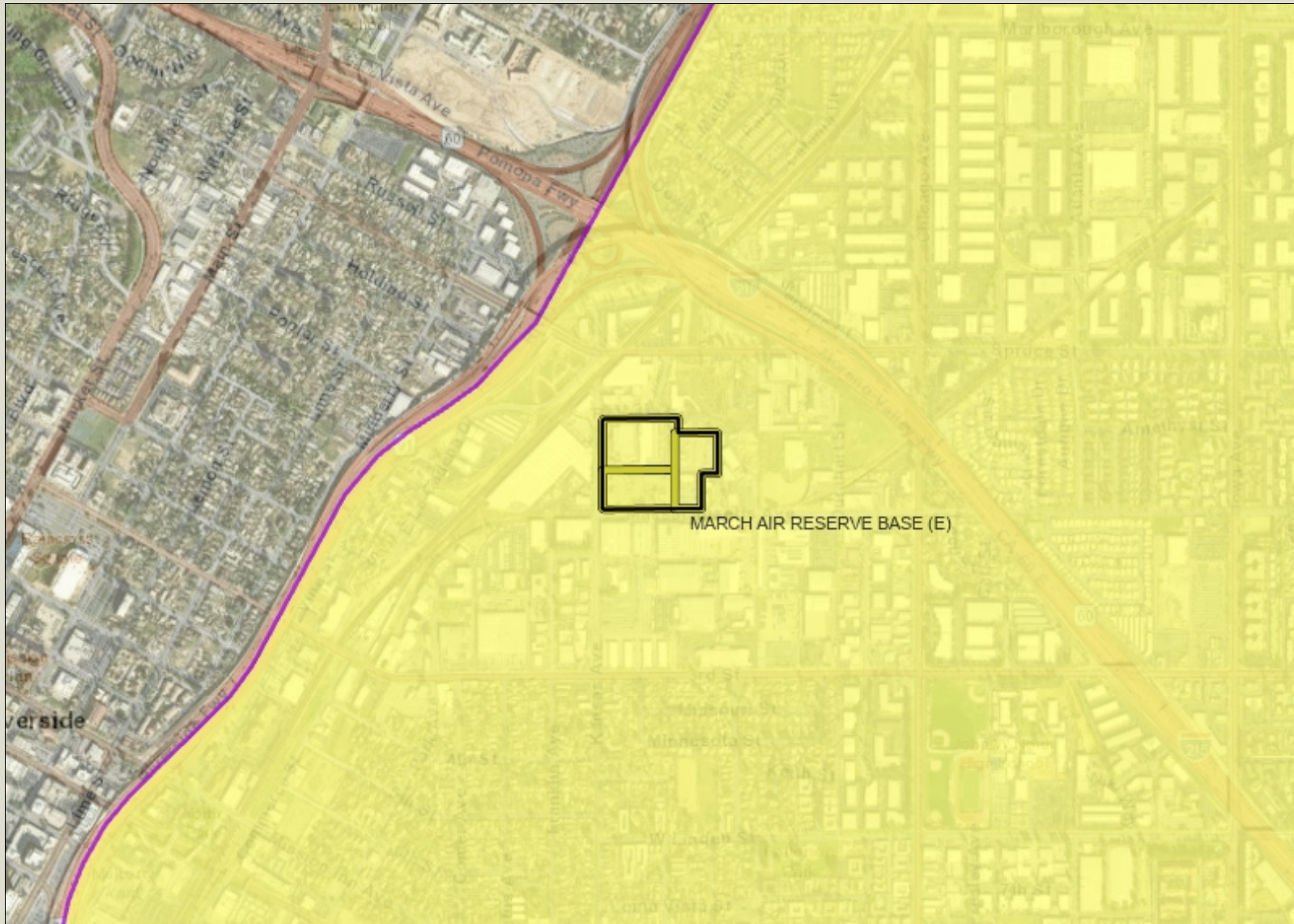
0 24, 49,257 Feet
629

REPORT PRINTED ON... 5/5/2025 12:10:30 PM

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Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
 - A,BANNING MUNICIPAL
 - A,BERMUDA DUNES
 - A,BLYTHE
 - A,CHINO
 - A,CHIRIACO SUMMIT
 - A,CORONA MUNICIPAL
 - A,DESERT CENTER
 - A,FLABOB
 - A,FRENCH VALLEY
 - A,HEMET-RYAN
 - A,JACQUELINE COCHRAN
 - A,MARCH AIR RESERVE BASE
 - A,PALM SPRINGS INTERNATION.
 - A,PERRIS VALLEY
 - A,RIVERSIDE MUNICIPAL
 - A-EXC1,MARCH AIR RESERVE B.
 - B1,BANNING MUNICIPAL
 - B1,BERMUDA DUNES
 - B1,BLYTHE
 - B1,CHINO



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0 1, 3,079 Feet
539

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Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcels, County
- County Centerline Names
- World_Street_Map



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0 1, 3,079 Feet
539

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Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- World_Street_Map



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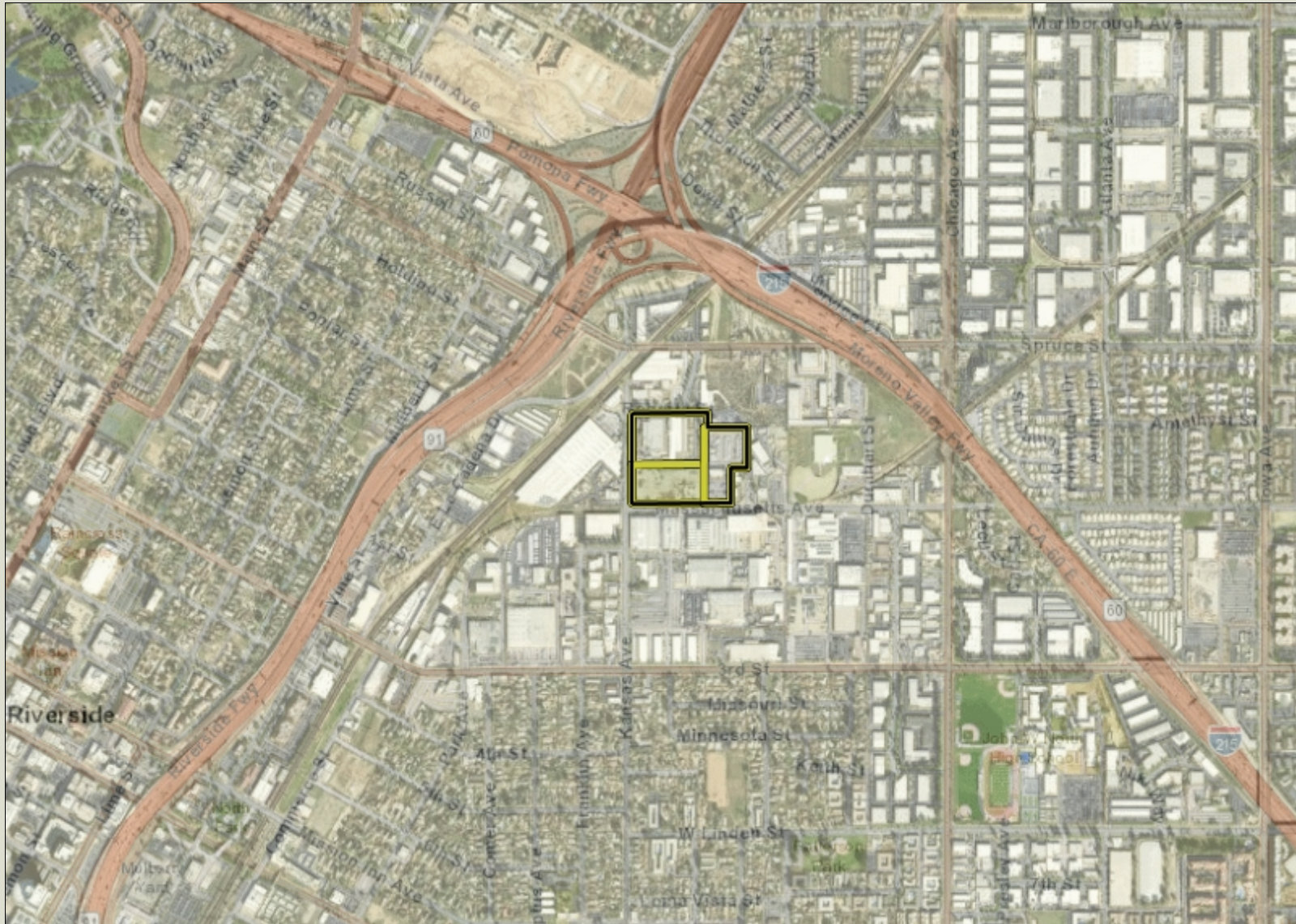
0 3, 6,157 Feet
079

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Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- Parcels, County
- County Centerline Names
- World_Street_Map



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0 1, 3,079 Feet
539

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Notes

Map My County Map



Legend

- County Boundary
- City Boundaries
- County Centerline Names
- World_Street_Map



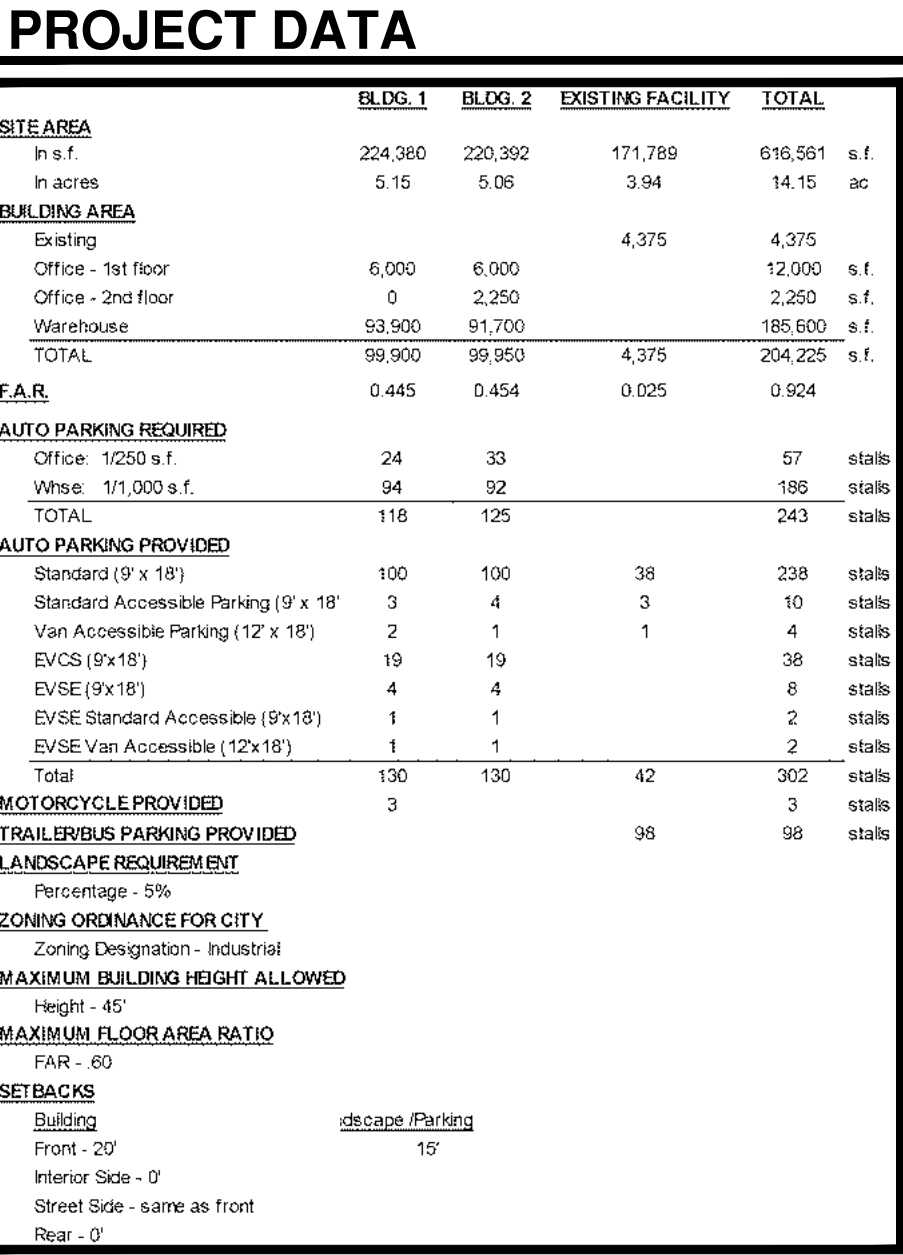
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0 6, 12,314 Feet
157

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Notes



PARCEL 1: (APN : 210-130-015-1)
 THAT CERTAIN PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 NORTH 07°05'59" EAST 81' 17" 00" TO THE CENTER OF THE NORTHWEST 1/4 AS SHOWN BY THE RECORD OF RECORD OF SURVEY ON FILE IN THE 73, 74 AND 75 RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID CENTERLINE OF ROBERTA STREET NORTH 89° 17' 00" EAST 559.86 FEET; THENCE SOUTH 0° 00' 50" EAST 20.00 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 11 OF THE MARIE TRACT AS SHOWN BY THE ABOVE - MENTIONED RECORD OF SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 SOUTH 0° 00' 50" EAST 133.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, AS SHOWN BY ABOVE - MENTIONED RECORD OF SURVEY, THENCE SOUTH 89° 17' 00" WEST 20.00 FEET; THENCE NORTH 0° 00' 50" EAST 30.31 FEET, THENCE SOUTH 89° 17' 00" WEST 60.92 FEET, MORE OR LESS TO A POINT 33 FEET EASTERLY OF THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0° 00' 50" EAST 199' 54.97 FEET TO THE NORTHWESTLY CORNER OF LOT 1 OF SAID MARIE TRACT; THENCE NORTH 89° 17' 00" EAST ALONG TO THE NORTHERLY LINE OF LOTS 1 AND 4 THROUGH 11 OF SAID MARIE TRACT, 226.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 WHEREFORE, THEREFORE, THAT PORTION GRANTED TO THE CITY OF RIVERSIDE BY RESOLUTION ADOPTED BY THE BOARD OF SUPERVISORS OF SAID CITY OF RIVERSIDE INSTRUMENT NO. 1983-164247 OF OFFICIAL RECORDS.
 SAID LEGAL DESCRIPTION IS PURSUANT TO UNRECORDED PARCEL MAP NO. 16-834 AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 16, 1985 AS INSTRUMENT NO. 1986-225833 OF OFFICIAL RECORDS.

THAT CERTAIN PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER NORTH 89° 20' 43" EAST, 33.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF KANSAS AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89° 20' 43" EAST, 606.91 FEET; THENCE NORTH 0° 00' 59" EAST, 362.09 FEET; THENCE SOUTH 89° 17' 00" WEST, 606.92 FEET, MORE OR LESS TO A POINT ON THE ABOVE MENTIONED EASTERLY LINE OF KANSAS AVENUE; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 00' 59" WEST, 362.43 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHERLY 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: MASTER SITE PLAN

Project Number: 21074

Drawn by: AW

Date: 04/11/25

Revision:

Sheet

0-DAB-A1.0

BUILDING 1 99,900 S.F.	FOOTPRINT	SPACES REQUIRED	SPACES PROVIDED
PARKING REQUIRED		118 SPACES	
PARKING PROVIDED		130 SPACES	
VISITOR PARKING STALL (20% OF TOTAL PARKING = 26 SPACES)			
BICYCLE PARKING CALCULATION			
SHORT TERM (26 X 5%) = 1.3		(2 SPACES)	(4 SPACES)
LONG TERM (130 - 26) X 5% = 5.2		(6 SPACES)	(6 SPACES)
BICYCLE RACK MODEL: ROLLING RACK BY AMERICAN BICYCLE SECURITY COMPANY: WWW.AMERBIKE.COM			
SHORT TERM RACK FINISH - GALVANIZED (2) RR2H (SINGLE SIDED CONFIG.)			
LONG TERM BICYCLE PARKING: -RACK FINISH: POWDER COATED RAL 6005 (1) RR5H (SINGLE SIDED CONFIG.)			

BUILDING 2 97,700 S.F.	FOOTPRINT	SPACES REQUIRED	SPACES PROVIDED
PARKING REQUIRED	125 SPACES		
PARKING PROVIDED	130 SPACES		
VISITOR PARKING STALL (20% OF TOTAL PARKING = 26 SPACES)			
BICYCLE PARKING CALCULATION			
SHORT TERM (26 X 5%) = 1.3		(2 SPACES)	(4 SPACES)
LONG TERM (130 - 26) X 5% = 5.2		(6 SPACES)	(6 SPACES)
BICYCLE RACK MODEL: ROLLING RACK BY AMERICAN BICYCLE SECURITY COMPANY: WWW.AMBIKE.COM			
SHORT TERM RACK FINISH : GALVANIZED (2) RR2H (SINGLE SIDED CONFIG.)			
LONG TERM BICYCLE PARKING: -RACK FINISH: POWDER COATED RAL 6005 (1) RR5H (SINGLE SIDED CONFIG.)			

BUILDING 1
AREA A = 2,400 SF
AREA B = 1,400 SF
AREA C = 3,400 SF
TOTAL = 7,200 SF

BUILDING 2
AREA A = 4,400 SF
AREA B = 1,200 SF
AREA C = 1,400 SF
TOTAL = 7,000 SF

STALEY POINT CAPITAL
MIKE KANG
11150 SANTA MONICA BLVD.
SUITE 700
LOS ANGELES, CA 90025
CONTACT: T: 310-929-8097
M: 310-528-2230
EMAIL: MIKE@STALEYPOINT.COM

HPA INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
CONTACT: ANDY WIYANTO
TEL: 949-862-2161

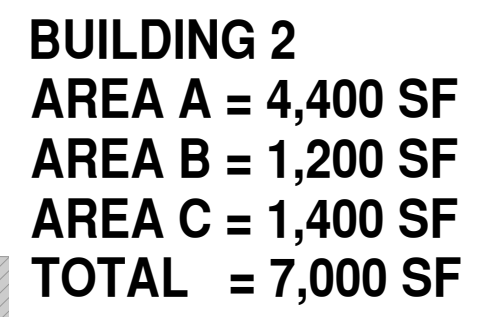
PROPERTY OWNERS

STALEY POINT CAPITAL
MIKE KANG
11150 SANTA MONICA BLVD. SUITE 100
LOS ANGELES, CA 90025
CONTACT: T: 310-929-8097
M: 310-528-2230
EMAIL: MIKE@STALEYPOINT.COM

2626 KANSAS AVENUE, 1989 AND 2069 MASSACHUSETTS AVENUE,
RIVERSIDE, CA 92507

ASSESSOR'S PARCEL NUMBER




NOTES:
1.DECORATIVE HARDSCAPE FINISH IS PROPOSED WHEN
INTERNAL WALKWAYS CROSS DRIVEWAYS, PARKING AREAS
OR LOADING AREAS.
2.GATES TO REMAINED OPEN DURING BUSINESS HOURS



PARCEL 1: (APN: 210-130-015-1)
ALL THAT CERTAIN PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24;THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 NORTH 00°00'59" EAST 817.37 FEET TO THE CENTERLINE OF ROBERTA STREET AS SHOWN BY RECORDS OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; PAGE 17 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;THENCE ALONG SAID CENTERLINE OF ROBERTA STREET NORTH 89° 17' 00" EAST 659.86 FEET;THENCE SOUTH 0° 00' 59" EAST 20.00 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1 OF THE MARIE TRACT AS SHOWN BY THE ABOVE - MENTIONED RECORD OF SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING;THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 OF THE MARIE TRACT SOUTH 89° 17' 00" EAST 133.05 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24, AS SHOWN BY ABOVE - MENTIONED RECORD OF SURVEY; THENCE SOUTH 89° 17' 00" WEST 20.00 FEET;THENCE SOUTH 0° 00' 59" WEST 301.32 FEET;THENCE SOUTH 89° 17' 00" WEST 606.92 FEET, MORE OR LESS TO A POINT 33 FEET EASTERLY OF THE WESTERLY LINE OF SAID NORTHWESTERLY 1/4 OF THE NORTHWESTERLY 1/4;THENCE NORTH 0° 00' 59" EAST 434.97 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID MARIE TRACT;THENCE NORTH 89° 17' 00" EAST ALONG THE WESTERLY LINE OF SAID LOTS 1 AND 4 THROUGH 11 OF SAID MARIE TRACT, 626.85 FEET, NORTH 0° 00' 59" EAST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 12, 1983 AS INSTRUMENT NO. 1983-164247 OF OFFICIAL RECORDS.
SAID LEGAL DESCRIPTION IS PURSUANT TO UNRECORDED PARCEL MAP WAIVER 16-1834 AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 16, 1986 AS INSTRUMENT NO. 1986-225835 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 210-130-016-2)
ALL THAT CERTAIN PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 89° 20' 43" EAST, 33.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF KANSAS AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89° 20' 43" EAST, 606.91 FEET; THENCE NORTH 0° 00' 59" EAST, 363.09 FEET;THENCE SOUTH 89° 17' 00" WEST, 606.92 FEET, MORE OR LESS TO A POINT ON THE ABOVE MENTIONED EASTERLY LINE OF KANSAS AVENUE;THENCE ALONG SAID EASTERLY LINE SOUTH 0° 00' 59" WEST, 362.43 FEET TO THE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTHERLY 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST LINE OF SAID SOUTHERLY 1/2, LYING DISTANCE THEREON SOUTH 376.00 FEET FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST PROLONGATION OF THE MOST SOUTHERLY LINE OF PARCEL 1 OF THAT CERTAIN PARCEL 1 OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 12, 1983 AS INSTRUMENT NO. 1983-164247 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITH SAID WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24;THENCE ALONG SAID PROLONGATION 33.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING;THENCE SOUTH ALONG THE SOUTH PROLONGATION OF THE WEST LINE OF SAID PARCEL 1, SAID SOUTH PROLONGATION ALSO BEING THE MOST WEST LINE OF PARCEL 1 OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 12, 1983 AS INSTRUMENT NO. 1979-139180 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 284.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF LAST SAID PARCEL 2;THENCE NORTH 89° 17' 00" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 825.00 FEET TO THE MOST SOUTHEASTERLY CORNER THEREOF;THENCE NORTH A DISTANCE OF 42.00 FEET TO A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID PARCEL 2, SAID LINE BEING 11.00 FEET FROM THE SOUTH LINE OF LAST SAID PARCEL 2;THENCE SOUTH 89° 17' 00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 796.37 FEET TO THE BEGINNING OF A NON - TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 39.50 THE INITIAL RADIAL LINE AT SAID BEGINNING BEARS NORTH 25° 37' 32" EAST;THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CIRCLE HAVING AN ARC OF 35° 34' 00" AN ARC LENGTH OF 24.52 FEET TO A LINE WHICH IS PARALLEL, WITH SAID DISTANT 11.00 FEET FROM THE WEST LINE OF SAID PARCEL 2, SAID LINE BEING 11.00 FEET FROM THE SOUTH LINE OF LAST SAID PARCEL 2;THENCE ALONG SAID PARALLEL LINE A DISTANCE OF 225.30 FEET TO THE MOST SOUTH LINE OF AFORESAID PARCEL 1;THENCE SOUTH 89° 17' 00" WEST ALONG SAID MOST SOUTH LINE A DISTANCE OF 11.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:
1.DECORATIVE HARDSCAPE FINISH IS PROPOSED WHEN
INTERNAL WALKWAYS CROSS DRIVEWAYS, PARKING AREAS,
OR LOADING AREAS.
2.GATES TO REMAINED OPEN DURING BUSINESS HOURS

	
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Project: MASSACHUSETTS AVE. & KANSAS AVE. BY STALEY POINT CITY OF RIVERSIDE, CA	
Consultants:	
CIVIL _____ STRUCTURAL _____ MECHANICAL _____ PLUMBING _____ ELECTRICAL _____ LANDSCAPE _____ FIRE PROTECTION _____ SOILS ENGINEER _____	HUNTER _____ _____
Title: MASTER SITE PLAN POTENTIAL INTERIOR WALKWAY CONNECTION PATH	
Project Number: 21074	
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