

1 RESOLUTION NO. 22332

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE
4 NUMBER P11-0663 DESIGNATING THE STRUCTURE AT 3747 MONROE
STREET, AS A CITY HISTORIC LANDMARK, APN: 231-020-009.

5 WHEREAS, in Planning Case No. P11-0663 Jennifer Mermilliod on behalf of California
6 Baptist University filed an application to designate a two story residence (A.C.E. Hawthorne House
7 with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe
8 Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California,
9 Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached
10 hereto incorporated herein by reference, as a City of Riverside City Historic Landmark; and

11 WHEREAS, on November 16, 2011, the Cultural Heritage Board of the City of Riverside
12 conducted a duly noticed public hearing on said application and recommended the approval of the
13 designation of a City of Riverside City Historic Landmark for the structure described above; and

14 WHEREAS, this process is exempt from review under the California Environmental Quality
15 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
Title 14 of the California Code of Regulations; and

16 WHEREAS, all legal prerequisites to the adoption of this application have been met.

17 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
18 California that based on substantial evidence presented to the Cultural Heritage Board during the
19 above-referenced public hearing and thereafter to the City Council, including written and oral staff
20 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
21 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
22 that the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at
23 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and
24 Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as
25 more particularly described in Exhibit "A" attached hereto incorporated herein by reference, a
26 Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code
27 Chapter 20.50 and based on the following facts and findings:
28

1 FINDINGS: Criterion 1: Exemplifies or reflects special elements of the city's cultural,
2 social, economic, political, aesthetic, engineering, architectural, or natural history.

3 FACTS: The proposed designation complies with this finding because the Hawthorne House
4 and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing a
5 vestige of what was once the norm in residential development along the Magnolia Avenue corridor
6 and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington
7 during the heyday of the city's citrus-dominated past. Agricultural, especially citrus, windbreaks
8 were commonly used for disease management... and reduction of windscar. One of the favored
9 windbreak trees, Eucalyptus... was used as a foundation tree able to provide upper story canopy and
10 baffled wind protection. Aerial photos show that the extant tree was likely one of many planted in
11 multiple rows along the southern boundary of the larger Hawthorne grove property. The size,
12 maturity and location of the tree... indicate the tree is likely the last extant specimen of a windbreak
13 system associated with the earliest development of the site as a grove.

14 Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the
15 popular image of Riverside, along with other southern California communities such as Redlands and
16 Pasadena.

17 FINDINGS: Criterion 3: Embodies distinctive characteristics of a style, type, period or
18 method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

19 FACTS: The proposed designation complies with this finding because the Hawthorne House
20 is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet
21 cottage, although a more pronounced specimen, the landmark Benjamin Rockhold Family House at
22 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is
23 characterized by very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a
24 number of curved braces with a downward sunray design as well as small hip roofs over two bay
25 windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet
26 style cottages.

27 FINDINGS: Criterion 4: Represents the work of a notable builder, designer or architect, or
28 important creative individual.

FACTS: The proposed designation complies with this finding because the house was
designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose
legacy in Riverside includes two locally designated landmarks, the Universalist-Unitarian Church at
3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside
n.d.). Therefore, the Hawthorne House is one of the few remaining examples of Willard's intact
residential architecture and appears to qualify for local designation.

FINDINGS: Criterion 6: Reflects significant geographical patterns, including those
associated with different eras of settlement and growth, particular transportation modes, or
distinctive examples of park or community planning, or cultural landscape.

FACTS: The proposed designation complies with this finding because "...the overall
character of the surrounding area remained predominantly rural through 1948, although some
suburban housing development activities were evident nearby. During the rest of the 1950s and the
early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former
farmland... was transformed into densely packed residential tracts. As suburban housing tracts
gradually assumed a dominant role in residential development in the Riverside-Arlington area since
then..." (Tang et al. 2003:19-21), the once common grove houses increasingly became an

1 "endangered species," with many of them lost and others significantly altered over the years. The
2 Hawthorne House and related Eucalyptus tree, overall, remain a relatively intact example and is one
3 of the few remaining "grove houses" that once lined Magnolia Avenue at the turn of the century.

4 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
5 the City Council hereby approves the above-referenced application and designates the two story
6 residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located on the easterly side of
7 Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California
8 Assessor's Parcel Number 231-020-009, as a City Historic Landmark.


9 BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from
10 the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and
11 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,
12 California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that
13 there is no possibility that the activity will have a significant effect on the environment, and said
14 action is intended to preserve the historic character of the building.

15 BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a
16 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside
17 County, California.

18 ADOPTED by the City Council this 17th day of January, 2012.

19 
20 RONALD O. LOVERIDGE
21 Mayor of the City of Riverside

22 ATTEST:

23 
24 COLLEEN J. NICOL
25 City Clerk of the City of Riverside
26
27
28

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the 17th day of January, 2012 by the following vote, to wit:

4
5 Ayes: Councilmembers Gardner, Melendrez, Bailey, Davis, Mac Arthur, Hart, and
6 Adams

7 Noes: None

8 Absent: None

9 Disqualified: None

10
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this 20th day of January, 2012.

13
14 

15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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27 O:\Cycom\Wpdocs\D028\P014\00106246.DOC
28 CA: 11-2855

EXHIBIT "A"

PARCEL 1: (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

PARCEL 2: (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

PARCEL 3: (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TRUE POINT OF BEGINNING;

THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4: (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

PARCEL 6: (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF
MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

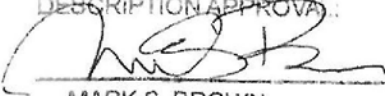
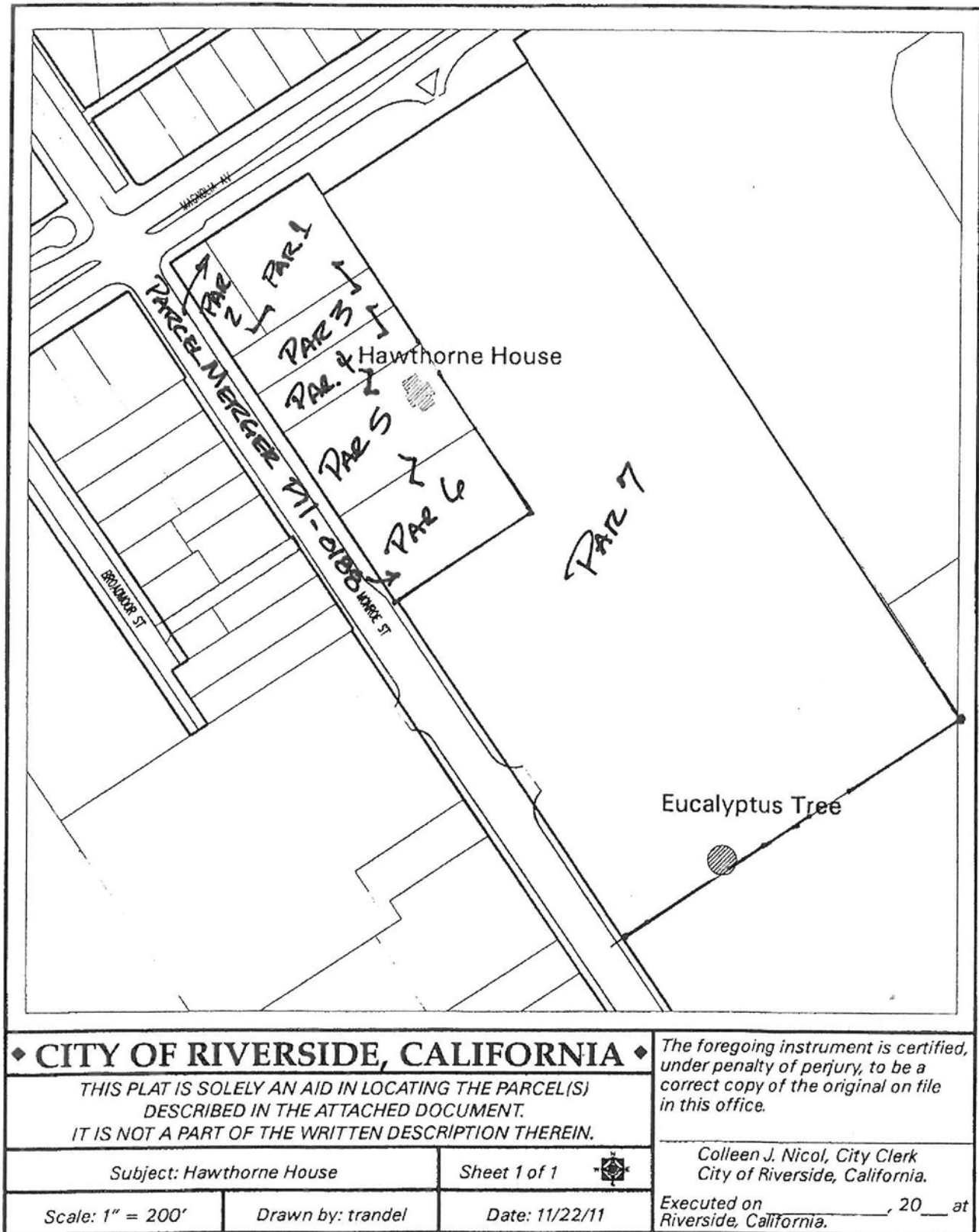
DESCRIPTION APPROVAL:

MARK S. BROWN
CITY SURVEYOR
1/11/2012
DATE

Exhibit "B"



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Colleen J. Nicol, MMC

AND WHEN RECORDED MAIL TO:

City Clerk, City of Riverside
3900 Main St., Riverside, CA 92522
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Exempt Pursuant to
Government Code S6103

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RESOLUTION NO. 22332

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DOC # 2012-0027403
01/23/2012

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Colleen J. Nicol, MMC

AND WHEN RECORDED MAIL TO:

City Clerk, City of Riverside
3900 Main St., Riverside, CA 92522
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Larry W Ward

County of Riverside
Assessor, County Clerk & Recorder

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RESOLUTION NO. 22332

Title of Document

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1 RESOLUTION NO. 22332

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE
4 NUMBER P11-0663 DESIGNATING THE STRUCTURE AT 3747 MONROE
5 STREET, AS A CITY HISTORIC LANDMARK, APN: 231-020-009.

6 WHEREAS, in Planning Case No. P11-0663 Jennifer Mermilliod on behalf of California
7 Baptist University filed an application to designate a two story residence (A.C.E. Hawthorne House
8 with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe
9 Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California,
10 Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached
11 hereto incorporated herein by reference, as a City of Riverside City Historic Landmark; and

12 WHEREAS, on November 16, 2011, the Cultural Heritage Board of the City of Riverside
13 conducted a duly noticed public hearing on said application and recommended the approval of the
14 designation of a City of Riverside City Historic Landmark for the structure described above; and

15 WHEREAS, this process is exempt from review under the California Environmental Quality
16 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
17 Title 14 of the California Code of Regulations; and

18 WHEREAS, all legal prerequisites to the adoption of this application have been met.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
20 California that based on substantial evidence presented to the Cultural Heritage Board during the
21 above-referenced public hearing and thereafter to the City Council, including written and oral staff
22 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
23 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
24 that the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at
25 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and
26 Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as
27 more particularly described in Exhibit "A" attached hereto incorporated herein by reference, a
28 Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code
Chapter 20.50 and based on the following facts and findings:

1 FINDINGS: Criterion 1: Exemplifies or reflects special elements of the city's cultural,
2 social, economic, political, aesthetic, engineering, architectural, or natural history.

3 FACTS: The proposed designation complies with this finding because the Hawthorne House
4 and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing a
5 vestige of what was once the norm in residential development along the Magnolia Avenue corridor
6 and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington
7 during the heyday of the city's citrus-dominated past. Agricultural, especially citrus, windbreaks
8 were commonly used for disease management... and reduction of windscar. One of the favored
9 windbreak trees, Eucalyptus... was used as a foundation tree able to provide upper story canopy and
10 baffled wind protection. Aerial photos show that the extant tree was likely one of many planted in
11 multiple rows along the southern boundary of the larger Hawthorne grove property. The size,
12 maturity and location of the tree... indicate the tree is likely the last extant specimen of a windbreak
13 system associated with the earliest development of the site as a grove.

14 Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the
15 popular image of Riverside, along with other southern California communities such as Redlands and
16 Pasadena.

17 FINDINGS: Criterion 3: Embodies distinctive characteristics of a style, type, period or
18 method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

19 FACTS: The proposed designation complies with this finding because the Hawthorne House
20 is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet
21 cottage, although a more pronounced specimen, the landmark Benjamin Rockhold Family House at
22 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is
23 characterized by very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a
24 number of curved braces with a downward sunray design as well as small hip roofs over two bay
25 windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet
26 style cottages.

27 FINDINGS: Criterion 4: Represents the work of a notable builder, designer or architect, or
28 important creative individual.

FACTS: The proposed designation complies with this finding because the house was
designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose
legacy in Riverside includes two locally designated landmarks, the Universalist-Unitarian Church at
3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside
n.d.). Therefore, the Hawthorne House is one of the few remaining examples of Willard's intact
residential architecture and appears to qualify for local designation.

FINDINGS: Criterion 6: Reflects significant geographical patterns, including those
associated with different eras of settlement and growth, particular transportation modes, or
distinctive examples of park or community planning, or cultural landscape.

FACTS: The proposed designation complies with this finding because "...the overall
character of the surrounding area remained predominantly rural through 1948, although some
suburban housing development activities were evident nearby. During the rest of the 1950s and the
early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former
farmland... was transformed into densely packed residential tracts. As suburban housing tracts
gradually assumed a dominant role in residential development in the Riverside-Arlington area since
then..." (Tang et al. 2003:19-21), the once common grove houses increasingly became an

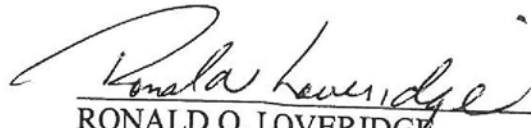
1 "endangered species," with many of them lost and others significantly altered over the years. The
2 Hawthorne House and related Eucalyptus tree, overall, remain a relatively intact example and is one
of the few remaining "grove houses" that once lined Magnolia Avenue at the turn of the century.

3 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
4 the City Council hereby approves the above-referenced application and designates the two story
5 residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located on the easterly side of
6 Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California
7 Assessor's Parcel Number 231-020-009, as a City Historic Landmark.


8 BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from
9 the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and
10 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,
11 California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that
12 there is no possibility that the activity will have a significant effect on the environment, and said
13 action is intended to preserve the historic character of the building.

14 BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a
15 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside
16 County, California.

17 ADOPTED by the City Council this 17th day of January, 2012.

18
19 
20 RONALD O. LOVERIDGE
21 Mayor of the City of Riverside

22 ATTEST:

23 
24 COLLEEN J. NICOL
25 City Clerk of the City of Riverside
26
27
28

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the 17th day of January, 2012 by the following vote, to wit:
4


5 Ayes: Councilmembers Gardner, Melendrez, Bailey, Davis, Mac Arthur, Hart, and
6 Adams

7 Noes: None

8 Absent: None

9 Disqualified: None

10
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this 20th day of January, 2012.

13
14 
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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27 O:\Cycom\Wpdocs\D028\P014\00106246.DOC
28 CA: 11-2855

EXHIBIT "A"

PARCEL 1: (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

PARCEL 2: (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

PARCEL 3: (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TO THE TRUE POINT OF BEGINNING;

THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TO THE TRUE POINT OF BEGINNING.

PARCEL 4: (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

PARCEL 6: (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF
MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

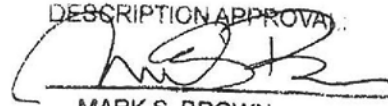
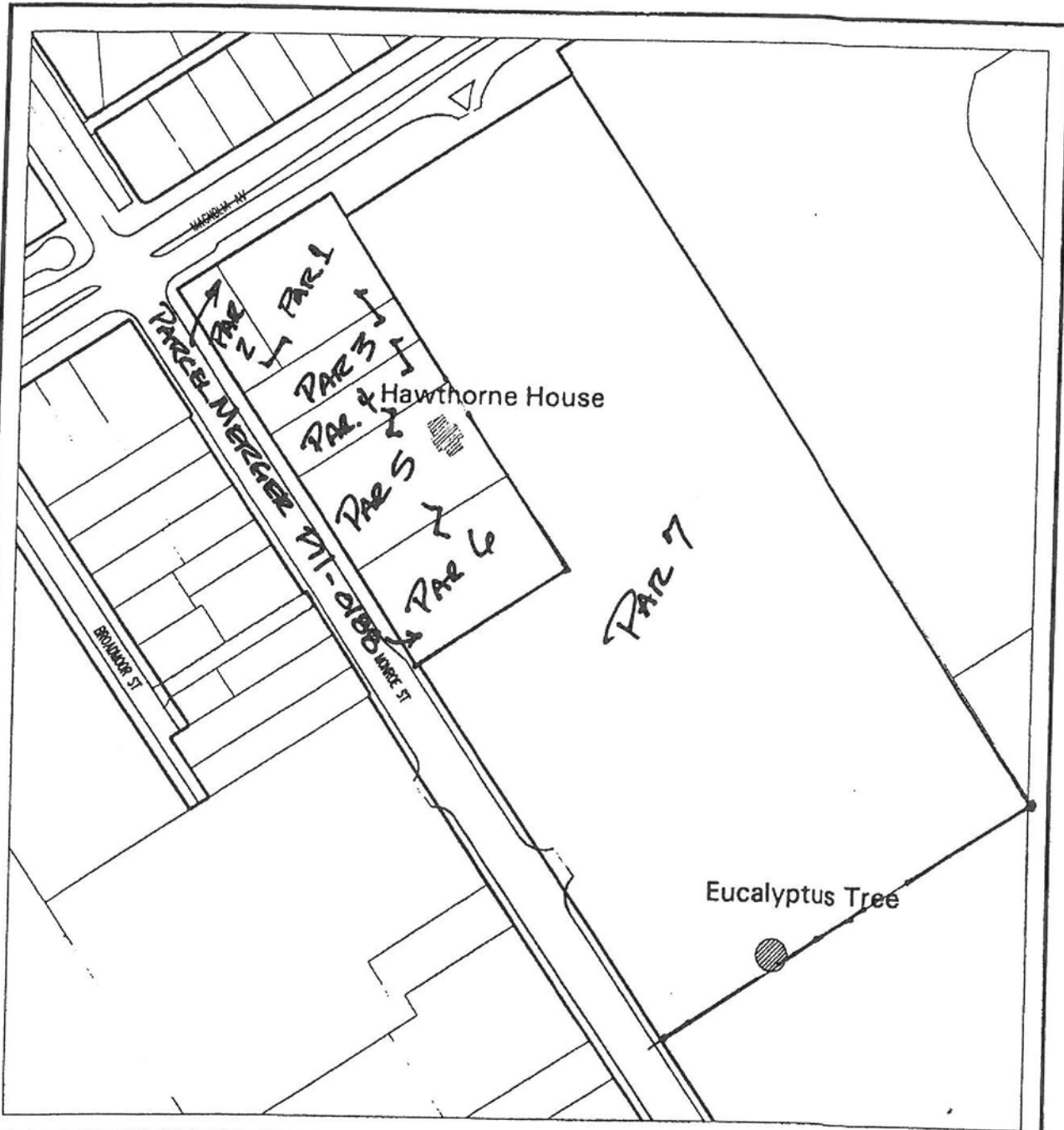
DESCRIPTION APPROVAL:

MARK S. BROWN
CITY SURVEYOR
1/11/2012
DATE

Exhibit "B"



◆ 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.

Subject: Hawthorne House

Sheet 1 of 1



Scale: 1" = 200'

Drawn by: trandel

Date: 11/22/11

The foregoing instrument is certified,
under penalty of perjury, to be a
correct copy of the original on file
in this office.

Colleen J. Nicol

Colleen J. Nicol, City Clerk
City of Riverside, California.

Executed on Jan. 23, 2012 at
Riverside, California.