

**EXHIBIT "A"**  
**Legal Description**

Project: Frontage Issue  
Address: 5188 Victoria Avenue

A portion of real property described in Grant Deed, recorded July 22, 1977, as Instrument No. 140151, located in the City of Riverside, County of Riverside, State of California, described as follows:

**Beginning** at the most westerly corner of the said parcel described in Grant Deed, recorded July 22, 1977, as Instrument No. 140151;

Thence North 89°03' East a distance of 60.78 feet along the vacated centerline of Elsinore Road to the beginning of a non-tangent curve, concave Southeasterly, with radius of 596.37 feet and initial radial bearing of North 56°06'31" West;

Thence Northeasterly along said curve a distance of 41.32 feet through a central angle of 3°58'11" to the beginning of a non-tangent curve concave Northerly, with a radius of 150.00 feet and initial radial bearing of North 32°15'38" West;

Thence Southwesterly and Westerly along said curve a distance of 78.86 feet through a central angle of 30°07'27" to the West line of said parcel described in said Grant Deed and the beginning of a non-tangent curve concave Southeasterly, with a radius of 289.62 feet and initial radial bearing of South 45°52'29" East;

Thence Southwesterly along said curve a distance of 15.53 feet through a central angle of 3°04'18" to the **Point of Beginning**.

**Reserving therefrom** a WAIVER OF ACCESS, restricting all access rights of vehicular ingress and egress access to Victoria Avenue along the Northerly and Westerly lines of the above described parcel, and this waiver and relinquishment shall be binding upon the heirs, successors and assigns.

**Also reserving therefrom** a BLANKET STORM DRAIN EASEMENT, together with all necessary appurtenances, in, under, upon, over, and along that real property described above. Including all rights to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property.

**Also reserving therefrom** a BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of facilities, together with all necessary appurtenances, in, under, upon, over

and along that certain real property described above. TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

**Subject to** the reservation of easements as delineated in Resolution No. 6342, dated September 28<sup>th</sup>, 1954.

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

DBW 3/19/2026 Prep. dbw  
Douglas B. Webber, L.S. 9477                      Date



# EXHIBIT



Victoria Avenue

Grant Deed  
Rec. 7/22/1977  
as Inst. 140151

Reserved  
Restricted  
Access.

$R=289.62'$   
 $\Delta=3^{\circ}04'18''$   
 $L=15.53'$   
P.O.B.

$R=150.00'$   
 $\Delta=30^{\circ}07'27''$   
 $L=78.86'$

$R=596.37'$   
 $\Delta=3^{\circ}58'11''$   
 $L=41.32'$

$N44^{\circ}58'12''W(R)$   
60.78'

Centerline Vacated  
Elsinore Road  
Resolution No. 6342  
 $N89^{\circ}57'17''E$

Quitclaim Area 1,032 sq. ft.,  
Reserved Storm Drain Easement  
& Public Utility Easements

5216

5188

$N55^{\circ}12'14''W(R)$

• 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" = 20'

DRAWN BY: dbw

DATE: 2/02/26

SUBJECT: 5188 Victoria Avenue - Frontage Issue