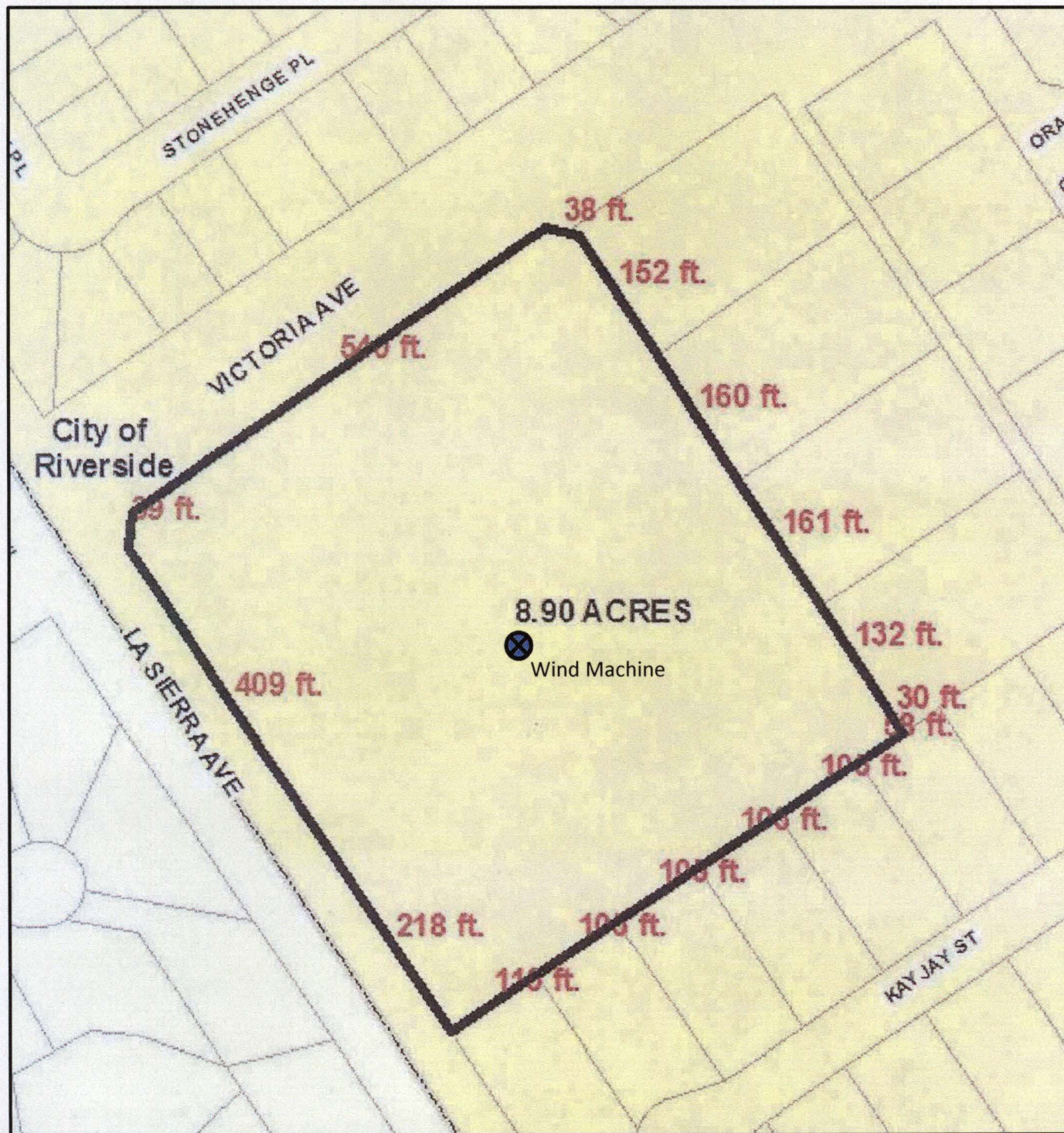


SKETCH MAP



CONTINUATION SHEET

Primary #

33-23901

HRI #

Trinomial

CA-RIV-11736

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*Resource Name or # (assigned by recorder) APN 136-220-016, Riverside, Riverside Co., CA

Recorded by: Jeanette A. McKenna

*Date March 4, 2014

☒ Continuation

Update

The current project area is located at the southern extent of the City of Riverside, Riverside County, California. More specifically, the project area is located within Township 3 South, Range 6 W, and portions of Sections 24 and 25, as illustrated on the current USGS Riverside West Quadrangle. This 8.8 acre parcel, currently dominated by orange trees, has no street address (never had a street address), but is cross-referenced by the Riverside County Assessor as Assessor Parcel No. 136-220-016. The property is oriented on a 45° angle and bounded to the northwest by Victoria Avenue; to the southwest by La Sierra Avenue; and to the northeast by Millsweet Place. Historically, this area was within the Rancho El Sobrante de San Jacinto. Surrounding properties are currently dominated by residential developments and the La Sierra Avenue alignment defines the southern boundary of the incorporated city. At this time, the proposed project consists of removal of the existing orange tree orchard and the redevelopment of the parcel. Associated features (e.g. irrigation system and wind turbine, and fencing) will also be removed.

Based on the information presented by Robinson (1997), the current project area was held within the Mexican rancho until after 1888 and when it was purchased by the consortium of the three individuals identified above. Between 1893 and 1895, the area was known as the San Jacinto Estates, but undivided except by Sections. By 1896, the current project area and much of its surrounding acreage was owned by J.F. Moulton and H.B. Praed as investment land (all of Section 25 and approximately one half – irregularly shaped – in Section 24. The project area is predominantly in Section 24.

Moulton and Praed were Englishmen who invested heavily in land throughout Southern California. They never occupied the properties and likely never visited them. Rather, through representatives, they managed their lands. Moulton and Praed filed a "Resubdivision of Lands of J.F. Moulton and H.B. Praed" in ca. 1897 (Map Book 1, Pages 49 and 50), represented by W.E. Pedley. As subdivided, the current project area was identified as Lot 6 of the Moulton and Praed Subdivision, while a cross-reference to the property identified it as part of the San Jacinto Estates property until 1895 and only associated with Moulton and Praed after 1896.

The project area is identified as Lot 6 of Block 12 of the Moulton and Praed Subdivision, consisting of 10.01 acres. Research at the Riverside County Archives showed Lot 6 of Block 12 was assessed to Moulton and Praed between 1896 and 1899. No improvements were noted. In 1900, the land was listed under J.D. Gray with an assessed value of \$1000. In 1902, Gray improved the property with an assessed \$400 improvement in trees (citrus). Between 1902 and 1910, Gray's investment in trees was increased to \$2000, likely reflecting the maturing of the trees and the increased harvesting yield.

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☒ Continuation

Update

Gray sold the property in 1911 to D.J. Wilson (10.01 acres). Subsequent owners and property assessments following the acquisition by Wilson are listed in the table 1, below.

. Property Owners Identified between 1911 and 1961.				
Dates	Owners	Assessments		
		Land	Improvements	Trees/Vines
1911-1914	D.J. Wilson	2000	0	500
1916-1920	J.G. Snyder	1000	0	500
1921-1923	D.B. Jack	1500	200	1500
1924	Mary Jack	1500	200	1500
1925	J.A. Barnett	1500	260	1500
1926-1927	Citizen's Mortgage Co.	1500	300	1500
1928-1939	Michael Mullins	2700	180	2400
1940-1942	A.V. Jester	2200	0	2400
1943-1944	C.L. Briggs et al.	2200	0	2800
1945-1953	R.C. Brewer	2750	0	2100
1954-1961	L-Bar Ranch	5000	250	3600

As late as 1961, Lot 6 of Block 12 still consisted of 10.01 acres and there was no record of any occupation of the property. A review of census data showed that Michael Mullins, the owner with the longest association with the property, lived elsewhere during the 1930s (on Magnolia Avenue in Riverside) with his extended family. The property on Victoria Avenue and La Sierra Avenue was always orchard land for supplemental income and not occupied as a residential property. It should be noted that La Sierra Avenue was originally identified as Taylor Street (between 1920 and 1926). Victoria Avenue and Taylor Street are illustrated on the 1926 and 1932 maps of the subdivision. Taylor Street was renamed after 1932.

The 1901 USGS Riverside Quadrangle (15') illustrates Victoria Avenue ending abruptly at the boundary line between Ranges 5 West and 6 West (just east/northeast of the project area) and continuing as a meandering dirt road to the southwest, eventually crossing the road now identified as La Sierra Avenue.

By 1942, the USGS Riverside Quadrangle (15') shows Victoria Avenue established past Taylor Street (La Sierra Avenue) to Fillmore Street. No structures area illustrated with the project area in 1942, suggesting the improvements attributed to Mullins were something other than a building.

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☒ Continuation

Update

The 1967 USGS Riverside West Quadrangle (7.5'), revised in 1980, illustrate the project area and surrounding properties as orchards. There is a post-1967 residential community to the west/northwest of Victoria Avenue and La Sierra Avenue and a few pre-1967 structures further north on Victoria Avenue. The improvements illustrated on the current aerial photograph are modern and post-date the completion of the 1980 USGS quadrangle.

The survey was completed by systematically walking between the tree rows. In this case, the rows averaged 22 feet apart (7 meters) and each line between the tree rows was covered. Ground visibility was fair, although there were some areas where it was excellent and others where it was quite poor.

In examining the orange trees, it was determined they were not the original trees (100+ years old) but representative of an orchard that was periodically replanted. The trees currently on-site are moderate in size and some are not considered mature trees. No evidence of early agricultural equipment was identified on the property.

No significant artifacts were identified during the survey (historic or prehistoric). The only features identified included: 1) the orchard, itself; 2) the irrigation pipe and value system; and 3) the wind machine located near the center of the property. All other evidence of use within the property was determined to be of modern origin, including the small garden areas, play areas, and outdoor seating areas. The driveway leading to the circular turn-around is also modern.

The Orchard:

As previously noted, the initial planting within the project area occurred in ca. 1902 and is credited to J.D. Gray. Since 1902, the property has always been under cultivation and no record of any occupation was found during research of the field survey. Over the course of the past 110+ years, the trees within the orchard have been replaced – either as individually required or as a group to keep the yield at a maximum. In either case, the existing orchard does not consist of the original trees. A properly maintained tree will yield fruit for up to 50 years. If this is the case, the trees within the current property may be the third generation of orchard. It is evident that the property boundaries have been altered over the years. With the widening of La Sierra Avenue, Victoria Avenue, and Millsweet Place, the original 10.01 acre property is now 8.65 acres. In addition, the fencing of the property, especially along Millsweet Place, suggests Millsweet Place will be widened, resulting in an additional loss of some acreage.