

EXHIBIT "A"
LEGAL DESCRIPTION

Commerce St Vacation

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of Commerce Street (formerly Olive Street) adjoining Block 2, Range 1 of the Map of the Town of Riverside, as shown by Map, filed in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the centerline intersection of Vine Street and 3rd Street as shown on Record of Survey on file in Book 134 at Page 47 thereof, Records of Riverside County, California;

Thence South 60°14'03" East, along the centerline of said 3rd Street, a distance of 541.03 feet to the centerline of Commerce Street (formerly Pachappa Avenue) as shown on said Record of Survey;

Thence North 60°14'03" West, along the centerline of said 3rd Street, a distance of 93.69 feet;

Thence North 29°45'57" East, a distance of 33.00 feet to the Northeasterly line of 3rd Street;

Thence North 34°46'52" East, a distance of 37.14 feet to a line parallel with and distant 70.00 feet Northeasterly, measured at right angles from the centerline of said 3rd Street;

Thence North 60°14'03" West along said parallel line, a distance of 19.97 feet to the Southeasterly line of Commerce Street (formerly Olive Street), being the **POINT OF BEGINNING** of the parcel of land to be described;

Thence North 29°44'37" East, along said Southeasterly line of Commerce Street (formerly Olive Street), a distance of 130.00 feet to a line parallel with and distant 200.00 feet Northeasterly, measured at right angles from the centerline of said 3rd Street;

Thence North 60°14'03" West along said parallel line, a distance of 66.00 feet to the Northwesterly line of Commerce Street (formerly Olive Street);

Thence South 29°44'37" West, along said Northwesterly line of Commerce Street (formerly Olive Street), a distance of 130.00 feet to a line parallel with and distant 70.00 feet Northeasterly, measured at right angles from the centerline of said 3rd Street;

Thence South 60°14'03" East, along said parallel line, a distance of 66.00 feet to the **POINT OF BEGINNING**.

Area – 8,580 S.F. more or less

PARCEL 2

That portion of 3rd Street of White's Addition to Riverside, as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California and described to the City of Riverside in Quitclaim Deed recorded May 2, 1927, in Book 716 of Deeds, at Page 136, et seq., Records of Riverside County, California, lying in Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the centerline intersection of Vine Street and 3rd Street as shown on Record of Survey on file in Book 134 at Page 47 thereof, Records of Riverside County, California;

Thence South 60°14'03" East, along the centerline of said 3rd Street, a distance of 541.03 feet to the centerline of Commerce Street (formerly Pachappa Avenue) as shown on said Record of Survey;

Thence North 60°14'03" West, along the centerline of said 3rd Street, a distance of 93.69 feet;

Thence North 29°45'57" East, a distance of 33.00 feet to the Northeasterly line of 3rd Street, being the **POINT OF BEGINNING** of the parcel of land to be described;

Thence South 60°14'03" East, along said Northeasterly line, a distance of 79.30 feet;

Thence South 34°46'53" West, a distance of 19.17 feet;

Thence North 55°13'08" West, a distance of 79.00 feet;

Thence North 34°46'52" East, a distance of 12.24 feet to the **POINT OF BEGINNING**.

Area – 1,241 S.F. more or less

PARCEL 3

That portion of Commerce Street (formerly Pachappa Avenue) of White's Addition to Riverside, as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California and that portion of Commerce Street as described in that certain easement for street purposes granted to the City of Riverside by document recorded October 27, 1941, in Book 516, Page 578 et. seq., of Official Records of Riverside County, California, lying in Sections 23 and 24, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the centerline intersection of Vine Street and 3rd Street as shown on Record of Survey on file in Book 134 at Page 47 thereof, Records of Riverside County, California;

Thence South 60°14'03" East, along the centerline of said 3rd Street, a distance of 541.03 feet to the centerline of Commerce Street (formerly Pachappa Avenue) as shown on said Record of Survey;

Thence North 60°14'03" West, along the centerline of said 3rd Street, a distance of 110.00 feet to the Northeasterly prolongation of the Southeasterly line of Olive Street (now vacated) as shown by map of the Town of Riverside, filed in Book 7, Page 17 of Maps, Records of San Bernardino County, California;

Thence South 29°44'39" West, along said Northeasterly prolongation and said Southeasterly line of Olive Street (now vacated), a distance of 120.00 feet;

Thence South 60°14'03" East, a distance of 2.85 feet;

Thence North 34°46'52" East, a distance of 39.35 feet;

Thence South 55°13'08" East, a distance of 65.95 feet to the Northwesterly line of Commerce Street as described in said easement;

Thence South 29°45'00" West, along said Northwesterly line, a distance of 69.00 feet to the **POINT OF BEGINNING** of the parcel of land to be described;

Thence North 34°46'52" East, a distance of 48.73 feet;

Thence North 70°43'24" East, a distance of 24.70 feet to the Southeasterly prolongation of a course which bears South 55°13'08" East, a distance of 65.95 feet described above;

Thence South 55°13'08" East, along said Southeasterly prolongation, a distance of 47.71 feet to Southeasterly line of said Commerce Street (formerly Pachappa Avenue);

Thence South 29°45'00" West, along said Southeasterly line, a distance of 221.84 feet;

Thence North 60°12'37" West, a distance of 14.00 feet;

Thence South 36°42'56" West, a distance of 83.18 feet;

Thence on a curve concave Southeasterly, having a radius of 3776.72 feet, through an angle of 01°22'17", an arc length of 90.41 feet to a line parallel with and 4.00 feet Northwesterly, measured at right angles from the centerline of said Commerce Street (formerly Pachappa Avenue);

Thence South 29°44'10" West, along said parallel line, a distance of 294.40 feet;

Thence on a non-tangent curve concave Southeasterly, having a radius of 67.50 feet, through an angle of 11°04'00", an arc length of 13.04 feet (the initial radial line bears North 16°48'35" West) to a line parallel with and 12.00 feet Northwesterly, measured at right angles from the centerline of said Commerce Street (formerly Pachappa Avenue);

Thence South 29°44'10" West, along said parallel line, a distance of 400.17 feet;

Thence South 29°45'20" West, continuing along said parallel line, a distance of 353.27 feet;

Thence South 89°47'34" West, a distance of 19.13 feet to the Northerly line of Mission Inn Avenue (formerly 7th Street) as shown on said Record of Survey;

Thence North 60°12'26" West, along said Northerly line, a distance of 9.42 feet to the Northwesterly line of Commerce Street (formerly Pachappa Avenue) as described in said easement;

Thence the following four (4) courses along the Northwesterly line of said Commerce Street (formerly Pachappa Avenue);

North 29°45'20" East, a distance of 362.82 feet;

North 29°44'10" East, a distance of 396.74 feet;

North 29°44'10" East, a distance of 397.38 feet;

North 29°45'00" East, a distance of 241.97 feet to the **POINT OF BEGINNING**.

Area – 52,535 S.F. more or less

PARCEL 4

That portion of Commerce Street (formerly Pachappa Avenue) of White's Addition to Riverside, as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California and that portion of Commerce Street as described in that certain easement for street purposes granted to the City of Riverside by document recorded October 27, 1941, in Book 516, Page 578 et. seq., of Official Records of Riverside County, California, lying in Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the centerline intersection of Vine Street and 3rd Street as shown on Record of Survey on file in Book 134 at Page 47 thereof, Records of Riverside County, California;

Thence South 60°14'03" East, along the centerline of said 3rd Street, a distance of 541.03 feet to the centerline of Commerce Street (formerly Pachappa Avenue) as shown on said Record of Survey;

Thence North 60°14'03" West, along the centerline of said 3rd Street, a distance of 110.00 feet to the Northeasterly prolongation of the Southeasterly line of Olive Street (now vacated) as shown by map of the Town of Riverside, filed in Book 7, Page 17 of Maps, Records of San Bernardino County, California;

Thence South 29°44'39" West, along said Northeasterly prolongation and said Southeasterly line of Olive Street (now vacated), a distance of 120.00 feet;

Thence South 60°14'03" East, a distance of 2.85 feet;

Thence North 34°46'52" East, a distance of 39.35 feet;

Thence South 55°13'08" East, a distance of 65.95 feet to the Northwesterly line of Commerce Street as described in said easement, being the **POINT OF BEGINNING** of the parcel of land to be described;

Thence South 29°45'00" West, along said Northwesterly line, a distance of 69.00 feet;

Thence North 34°46'52" East, a distance of 48.73 feet;

Thence North 70°43'24" East, a distance of 24.70 feet to the Southeasterly prolongation of a course which bears South 55°13'08" East, a distance of 65.95 feet described above;

Thence North 55°13'08" West, along said Southeasterly prolongation, a distance of 20.55 feet to the **POINT OF BEGINNING.**

Area – 353 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.

By: _____

Eswin O. Vega, P.L.S. 9164

Date

TOWN OF RIV.
M.B. 7/17 S.B. CO.
BLK. 2, RNG. 1

28' RIVERSIDE WATER CO. CANAL
COMMERCE STREET
 (FORMERLY OLIVE STREET)
 STREET VACATION
 PARCEL 1
 AREA = 8,580 S.F.±
 ATCHISON, JURUPA RANCHO
 SANTA FE RAILWAY CO.
 POR. SEC. 24
 T.2S., R.5W., S.B.M.



To Vine St.

3RD
 N60°14'03"W 33.00'
 N29°45'57"E 541.03'
 MON. CL 440.08'
 CONST. CL 133'

STREET VACATION

PARCEL 2
 AREA = 1,241 S.F.±

LINE DATA

SYM	BEARING	LENGTH
L1	S60°14'03"E	2.85'
L2	N34°46'52"E	39.35'

RIVERSIDE WATER CO. CANAL 22'
 BNSF RR RIGHT OF WAY
 (OLIVE ST.)
 ELY LINE JURUPA RANCHO
 POR. SEC. 24
 T.2S., R.5W., S.B.M.
 STREET VACATION
 PARCEL 3
 AREA = 52,535 S.F.±
 P.O.B.

TOWN OF RIV.
M.B. 7/17 S.B. CO.
BLK. 3, RNG. 1

5/12/2014, DOC NO. 2014-0172288 O.R.
 10/27/1941, BOOK 516, PAGE 578 ET SEQ. O.R.

STREET
 STREET VACATION
 PARCEL 4
 AREA = 353 S.F.±
 P.O.C.

RIVERSIDE WATER CO. CANAL
 BNSF RR RIGHT OF WAY
 (OLIVE ST.)
 ELY LINE JURUPA RANCHO
 POR. SEC. 24
 T.2S., R.5W., S.B.M.
 STREET VACATION
 PARCEL 3
 AREA = 52,535 S.F.±
 P.O.B.
COMMERCE STREET
 (FORMERLY PACHAPPA AVE.)
 WHITE'S ADDITION TO RIVERSIDE
 M.B. 6/48 S.B. CO.
 BLK. 2
 SEE SHEET 2

• 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 4

SCALE: 1"=50'

DRAWN BY: EV

DATE: 10/5/23

SUBJECT: COMMERCE STREET

SEE SHEET 1

BNSF RR RIGHT OF WAY
(OLIVE ST.)

RIVERSIDE WATER CO. CANAL
(VACATED)
E'LY LINE JURUPA RANCHO

POR. SEC. 24
T.2S., R.5W., S.B.M.

10/27/1941, BOOK 516,
PAGE 578 ET SEQ. O.R.
N29°44'10"E

COMMERCE STREET
S29°44'10"W 294.40'
N29°44'10"E 397.38'
(F'MLY PACHAPPA AVE.)

WHITE'S
ADDITION
TO
RIVERSIDE
M.B. 6/48 S.B. CO.
BLK. 4

STREET VACATION
PARCEL 3
AREA = 52,535 S.F.±

4TH STREET

WHITE'S
ADDITION
TO
RIVERSIDE
M.B. 6/48 S.B. CO.
BLK. 2

CURVE DATA

SYM	RADIUS	DELTA	LENGTH
C1	3776.72'	01°22'17"	90.41'



SEE SHEET 3

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 4

SCALE: 1"=50'

DRAWN BY: EV

DATE: 10/5/23

SUBJECT: COMMERCE STREET



BNSF RR RIGHT OF WAY
(OLIVE ST.)

RIVERSIDE WATER CO. CANAL
E'LY LINE JURUPA RANCHO

POR. SEC. 24,
T.2S., R.5W. S.B.M.
STREET VACATION

COMMERCE STREET

(F'MLY PACHAPPA AVE.)

WHITE'S
ADDITION
TO
RIVERSIDE
M.B. 6/48 S.B. CO.
BLK. 6

SYM	RADIUS	DELTA	LENGTH
C2	67.50'	11°04'00"	13.04'

SEE SHEET 2

SEE SHEET 4

• CITY OF RIVERSIDE, CALIFORNIA •

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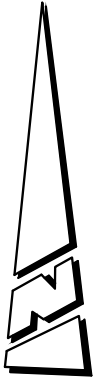
SHEET 3 OF 4

SCALE: 1"=50'

DRAWN BY: EV

DATE: 10/5/23

SUBJECT: COMMERCE STREET



TOWN OF RIV.
M.B. 7/17 S.B. CO.
BLK. 6, RNG. 1

SEE SHEET 3

BNSF RR RIGHT OF WAY
(OLIVE ST.)
RIVERSIDE WATER CO. CANAL
E'LY LINE JURUPA RANCHO

T.2S., R.5W., S.B.M.
POR. SEC. 23

10/27/1941, BOOK 516,
PAGE 578 ET SEQ. O.R.
N29°45'20"E

STREET VACATION
PARCEL 3
AREA = 52,535 S.F.±

COMMERCE STREET
S29°45'20"W 362.82'
N29°45'20"E 412.35'
(F'MLY PACHAPPA AVE.)
353.27'

6TH STREET (VACATED)
N29°44'10"E 396.74'
72'±
8'
38'
S29°44'10"W 400.17'
396.75'
N29°44'10"E

WHITE'S
ADDITION
TO
RIVERSIDE
M.B. 6/48 S.B. CO.

BLK. 8

49.50'
72.00'
80.00'
N60°12'26"W
N60°12'26"W 540.71'
9.42'
MISSION INN AVENUE
(F'MLY 7TH ST.)
S89°47'34"W 19.13'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 4 OF 4

SCALE: 1"=50'

DRAWN BY: EV

DATE: 10/5/23

SUBJECT: COMMERCE STREET