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*Microfilm recording from 4-1-65. Book and page
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35 Min. Past 3 o'Clock M
At Request of

City of Riverside
Recorder's Official Records
of Riverside County, California

W.H. Dalrymple

Recorder
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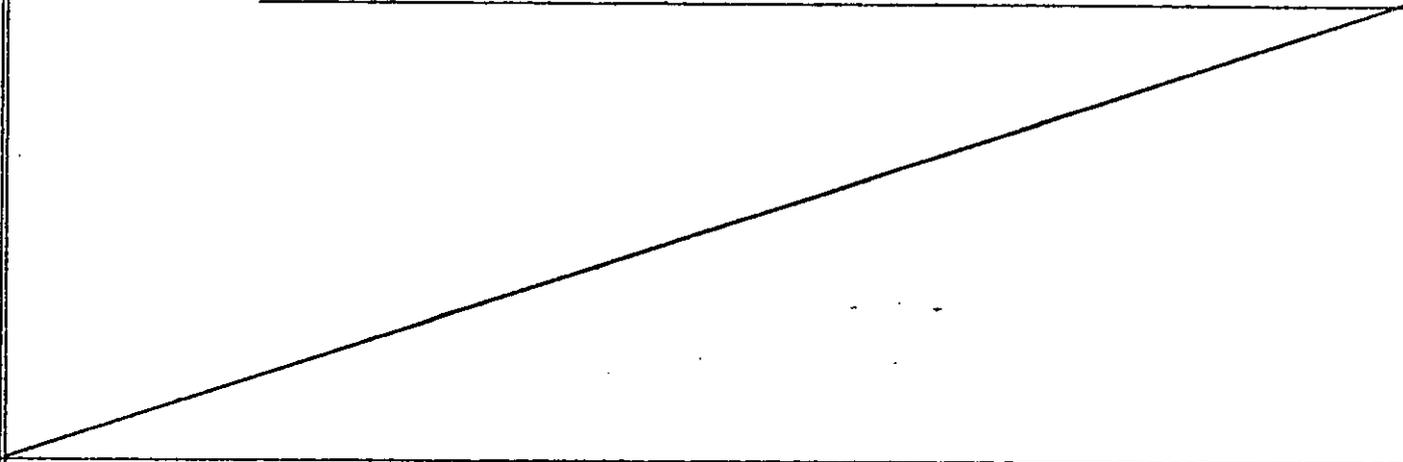
8 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
 9 IN AND FOR THE COUNTY OF RIVERSIDE

none

11 CITY OF RIVERSIDE, a municipal)
 12 corporation,)
 13 Plaintiff,)
 14 vs.)
 15 CHARLES E. ROOS, et al.,)
 16 Defendants.)

No. 96276
 LIS PENDENS
 (Parcels 1 - 8)

18 NOTICE IS HEREBY GIVEN that on the 27 day of December,
 19 1968, the City of Riverside as plaintiff filed Action No. 96276
 20 in the above-entitled court, against CHARLES E. ROOS, ANNE F. ROOS,
 21 COUNTY OF RIVERSIDE, and DOES ONE THROUGH THIRTY, inclusive,
 22 defendants, and said action affects title to and right of
 23 possession of certain real property located in the County of
 24 Riverside, State of California, and more particularly described
 25 as follows:



Central Ave. Ept.

*4-38 HB
12-22*

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1 PARCEL 1 ✓

2 Parcel 6 as shown in Book 52 of Records of Survey, at
3 page 6 thereof, records of Riverside County, California;
4 Containing an area of approximately 78 square feet or
5 0.002 acres.

6 PARCEL 2 ✓

7 Parcel 7 as shown in Book 52 of Records of Survey, at
8 page 6 thereof, records of Riverside County, California;
9 Containing an area of approximately 63,637 square feet
10 or 1.461 acres.

11 PARCEL 3 ✓

12 Parcel 12 as shown in Book 52 of Records of Survey, at
13 pages 6 and 7 thereof, records of Riverside County, California;
14 Containing an area of approximately 33,874 square feet
15 or 0.778 acres.

16 PARCEL 4 ✓

17 All that portion of Lot 5 of Martin and Ormand Tract, as
18 shown by map on file in Book 6, page 84 of Maps, records of
19 Riverside County, California, described as follows:

20 Beginning at the most southerly corner of said lot;
21 Thence North 0° 00' 20" East, along the westerly line of
22 said lot, a distance of 148.35 feet to the southwest corner of
23 Parcel 7 as shown by Record of Survey on file in Book 52 of
24 Records of Survey, at page 6 thereof, records of said County;
25 Thence North 83° 03' 07" East 70.74 feet to the beginning
26 of a tangent curve, concave northwesterly and having a radius of
27 6,049.00 feet;

28 Thence northeasterly along said curve, an arc length of
29 221.80 feet, through a central angle of 02° 06' 03" thereof;
30 Thence North 80° 57' 04" East 205.00 feet;
31 Thence North 85° 34' 49" East 70.00 feet;
32 Thence South 55° 31' 38" East 74.77 feet;
33 Thence South 18° 21' 21" East 5.47 feet to the northwest-
34 erly line of that certain parcel of land conveyed to the City
35 of Riverside by deed recorded June 9, 1965, Instrument No. 66796
36 as Parcel 6; the preceding six courses being along the southerly
37 line of Parcel 7 of said Record of Survey;

38 Thence South 70° 16' 40" West, along said northwesterly
39 line of parcel of land so conveyed to the City of Riverside, a
40 distance of 332.81 feet to the northerly line of the Gage Canal
41 right of way;

42 Thence South 78° 08' 10" West along said northerly line
43 of Gage Canal right of way, a distance of 319.00 feet to the
44 point of beginning;

45 Containing an area of approximately 69,764 square feet
46 or 1.602 acres.

47 PARCEL 5 ✓

48 That portion of the Northeast quarter of Section 36, Town-
49 ship 2 South, Range 5 West, San Bernardino Meridian, described as
50 follows:

51 Beginning at the most westerly corner of Parcel 6 as shown
52 in Book 52 of Records of Survey, at page 6 thereof, records of
53 Riverside County, California;

54 Thence North 83° 03' 07" East 24.87 feet to the most
55 easterly corner of said Parcel 6;

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1 Thence North 41° 17' 30" East 131.39 feet to the easterly
2 line of said Northeast quarter of Section 36;

3 Thence North 00° 00' 20" East along said easterly line a
4 distance of 7.23 feet;

5 Thence South 89° 28' 15" West 405.30 feet;

6 Thence South 65° 23' 36" West 65.93 feet;

7 Thence South 77° 36' 15" East 362.27 feet to the point of
8 beginning;

9 Containing an area of approximately 30,550 square feet or
10 0.701 acres.

11 PARCEL 6 ✓

12 That portion of Lot 5 of Martin and Ormand Tract, as shown
13 by map on file in Book 6, page 84 of Maps, records of Riverside
14 County, California, described as follows:

15 Beginning at the northwest corner of Parcel 7 as shown in
16 Book 52 of Records of Survey, at page 6 thereof, records of
17 Riverside County, California;

18 Thence North 00° 00' 20" East along the easterly line of
19 the Northeast quarter of Section 36, Township 2 South, Range 5 West,
20 San Bernardino Meridian, a distance of 95.39 feet;

21 Thence North 76° 38' 10" East 47.54 feet;

22 Thence North 88° 45' 46" East 100.50 feet;

23 Thence South 77° 39' 30" East 182.00 feet;

24 Thence North 83° 03' 07" East 164.00 feet;

25 Thence North 56° 47' 32" East 85.32 feet to an angle point
26 in the northerly line of said Parcel 7;

27 Thence South 20° 55' 01" West 52.14 feet;

28 Thence South 77° 09' 50" West 115.50 feet;

29 Thence South 80° 57' 04" West 155.00 feet to the beginning
30 of a tangent curve concave northerly and having a radius of
31 5,951.00 feet;

32 Thence westerly along said curve through a central angle of
02° 06' 03" a distance of 218.20 feet;

Thence South 83° 03' 07" West 58.78 feet to the point of
beginning;

The preceding five courses being along said northerly line
of Parcel 7;

Containing an area of approximately 29,339 square feet
or 0.672 acres.

PARCEL 7 ✓

That portion of Lot 5 of Martin and Ormand Tract, as shown
by map on file in Book 6, page 84 of Maps, records of Riverside
County, California, described as follows:

Beginning at the most northerly corner of Parcel 12 as
shown in Book 52 of Records of Survey, at pages 6 and 7 thereof,
records of Riverside County, California;

Thence South 26° 36' 00" East 133.86 feet;

Thence North 86° 06' 11" East 213.62 feet;

Thence North 89° 03' 00" East 135.00 feet;

Thence South 80° 30' 00" East 135.00 feet;

Thence South 70° 16' 40" West, 85.23 feet to the most
easterly corner of said Parcel 12, said corner begin in a non-
tangent curve, concave southerly and having a radius of 1,149.00
feet, a radial line to said corner bears North 10° 32' 08" East;

Thence westerly along said curve, through a central
angle of 12° 40' 48", a distance of 254.28 feet;

Thence South 87° 51' 20" West 137.59 feet;

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Thence North 48° 00' 40" West 29.99 feet;
Thence North 21° 45' 35" West 129.74 feet to the point
of beginning;
The preceding four courses being along the northerly
line of said Parcel 12;
Containing an area of approximately 14,626 square feet
or 0.336 acres.

PARCEL 8 ✓

That portion of Lot 5 of Martin and Ormand Tract, as
shown by map on file in Book 6, Page 84 of Maps, records of
Riverside County, California, described as follows:

Commencing at the most easterly corner of Parcel 12,
as shown in Book 52 of Records of Survey, at Pages 6 and 7
thereof, records of said County; said corner being in a curve,
concave southerly and having a radius of 1,149.00 feet; a
radial line to said corner bears North 10° 32' 08" East;

Thence westerly along said curve, through a central
angle of 1° 04' 05", a distance of 21.42 feet to the TRUE POINT
OF BEGINNING;

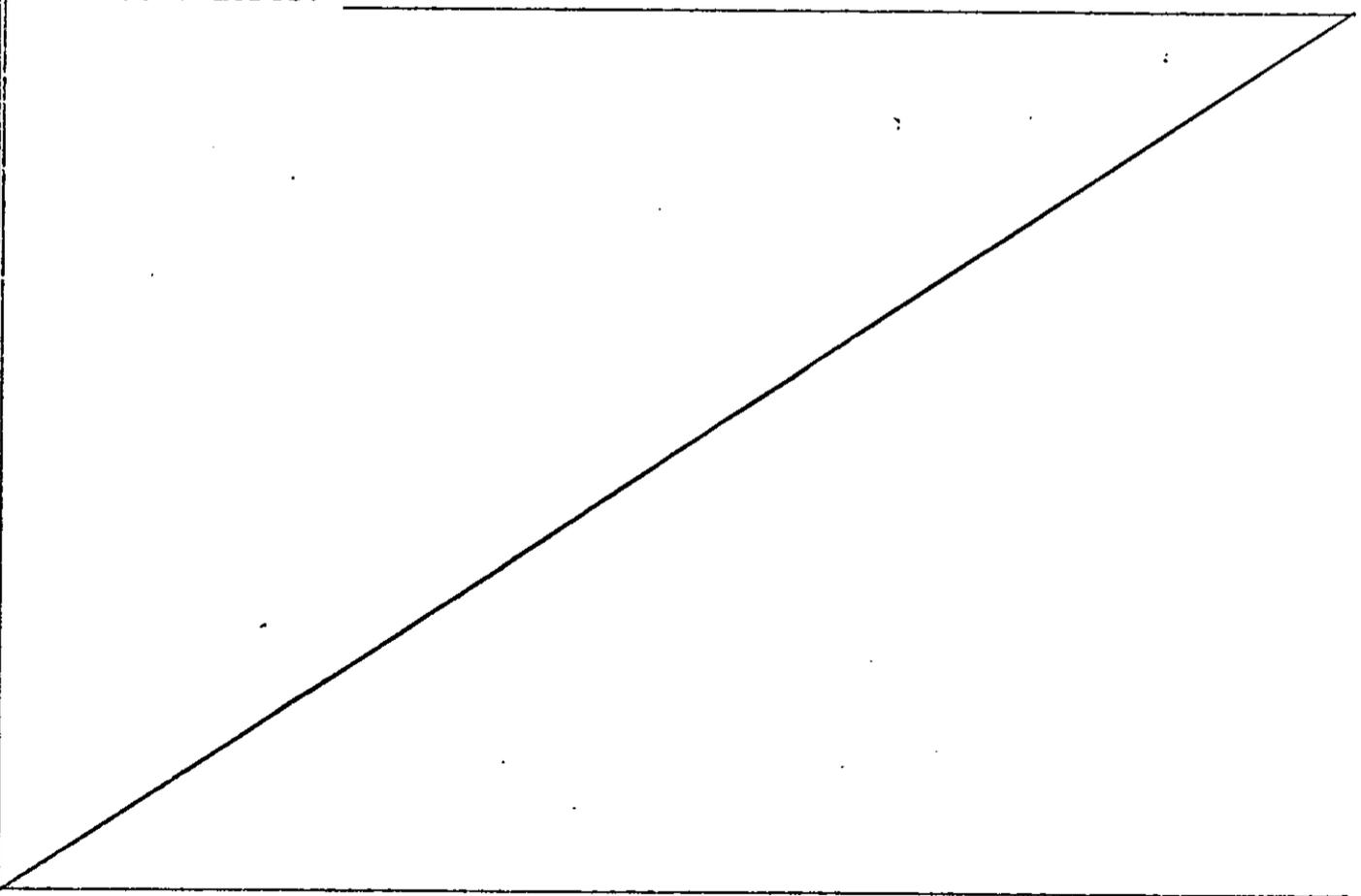
Thence continuing westerly along said curve through a
central angle of 1° 02' 49", a distance of 21.00 feet;

The preceding courses being along the northerly line
of said Parcel 12;

- Thence North 8° 45' 46" West, 43.84 feet;
- Thence North 80° 30' 00" West, 4.47 feet;
- Thence South 89° 03' 00" West, 5.81 feet;
- Thence North 8° 45' 46" West, 37.91 feet;
- Thence North 81° 14' 14" East, 40.00 feet;
- Thence South 8° 45' 46" East, 50.00 feet;
- Thence North 80° 30' 00" West, 10.53 feet;
- Thence South 8° 45' 46" East, 43.62 feet to the TRUE POINT

OF BEGINNING.

Containing an area of approximately 2,613 square feet
or 0.060 acres.



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1 The purpose of said action is to condemn and take, by
2 exercise of the power of eminent domain, the fee simple
3 interest in Parcels 1, 2 and 3 for street and highway purposes,
4 the fee simple interest in Parcel 4 for roadway slope and support
5 purposes, easements in Parcels 5, 6 and 7 for roadway slope
6 purposes, and an easement in Parcel 8 for drainage uses and
7 structures, required for the extension and improvement of Central
8 Avenue in the City of Riverside.

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12 JOHN WOODHEAD, City Attorney
13 M. NEAL SINGER, Assistant City Attorney
14 HUGH R. COFFIN, Deputy City Attorney

15 By M. Neal Singer
16 Attorneys for Plaintiff
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