

Request for Purchase and Development Proposals



Five Points Intersection—Site C

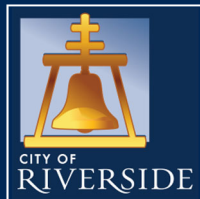
**0.94 acre of Vacant Land
Between Hole Avenue and Bushnell Avenue**

**15% affordable housing
development opportunity
in the La Sierra
Neighborhood
of Riverside**

Issued by: Successor Agency of the
City of Riverside

**Issued
Date:** May 20, 2024

**Proposal
Due Date:** June 28, 2024



**City of Riverside
Community & Economic Development Department**
Attn: Patricia Sanchez
3900 Main Street 3rd Floor, Riverside, CA 92522
PSanchez@RiversideCA.gov

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ABOUT RIVERSIDE



As the City of Arts & Innovation, Riverside has the distinction of being the cultural, civic, educational, and economic heart of the Inland Region. We are the 12th largest City in California and one of the fastest growing regions in the United States.

Incorporated in 1883, Riverside enjoys a rich heritage. Our historic roots, combined with our diverse population, create an arts and cultural hub, attracting crowds to over 340 performances and unique local events each year, including the award-winning Festival of Lights.

RIVERSIDE RECOGNITIONS

CITYLAB

8th in the Metro Area
for Retaining
College Grads

CENTER FOR
DIGITAL
GOVERNMENT

7th in the Digital
Cities Survey



Best City to Live
22nd Annual Best of IE

BUSINESS INSIDER

7th Most Popular US City
Where **Everyone**
Wants to Live

TIME

3rd for Area Most Moved
to by Millennials from
2010-2015

safewise 

14th In Safest Metro
Cities in America

ABOUT RIVERSIDE



While Riverside is steeped in history, our community continually embraces the future, demonstrating economic diversity and resiliency. Riverside has invested billions in infrastructure improvements to serve residents and businesses, and we are reaping the rewards; over 30 million in private investment has come into our City each year for the last 3 years in a row. Riverside is ranked #1 among all Inland Southern California cities in virtually every economic indicator, including number of jobs, number of businesses and assessed valuation.

Riverside is home to three renowned universities and a strong community college supporting an estimated 65,000 students to meet future workforce demands. In addition, Riverside enjoys the unique advantage of having our own Public Utility which allows competitive rates and incentive flexibility that surpasses most other cities in Southern California. Businesses in our City benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, and a large general aviation airport.

RIVERSIDE QUICK FACTS

Population	Median Age	Average Household Income
322,538	31.1	\$85,486

THE OPPORTUNITY



The City of Riverside, as the Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency), is pleased to offer an exciting opportunity for the purchase and subsequent development of a project site located at 11073-11099 Hole Avenue, 11079 Bushnell Avenue and 11035 Wells Avenue, a City landmark, known as Five Points Intersection—Site C. Five Points is defined as the street and fronting properties on La Sierra Avenue between Nebraska and Whitford Avenues, Pierce Street and Hole Avenue between Rose and Wells Avenues, and Bushnell Avenue between the La Sierra/Hole Avenue intersection and Bogart Avenue.

Five Points Intersection—Site C is within the La Sierra Neighborhood and is a short walk from La Sierra University, located near upscale shops, high-quality restaurants and key services, as well as the prestigious shopping center, the Galleria at Tyler. The neighborhood is well-served by many public facilities, and public and private schools including the notable La Sierra Academy Christian Private school, which is within walking distance from the property. The neighborhood is diverse and vibrant.

To be considered responsive to this Request for Purchase and Development Proposals (RFP), a proposer must submit a proposal which includes the contents specified in this RFP. All requirements and questions in this RFP must be addressed and all the requested data must be supplied. The Successor Agency reserves the right to request additional information that is necessary to assure the proposer competence, including number of qualified employees, business organization and financial resources are adequate to perform under a development.

Developers are encouraged to seek out funding sources through the federal and state agencies as well as private financing to complete the development of the opportunity site.

THE PROJECT SITE

The project site is approximately 0.94 acres of vacant land, consisting of eight parcels, located at 11073-11099 Hole Avenue, 11079 Bushnell Avenue and 11035 Wells Avenue (between Hole Avenue and Bushnell Avenue), and is identified as Assessor's Parcel Numbers 146-231-016, -017, -027, -031, -032, -033, -034, and -036 (Project Site). Project Site is as the legal and plat map of the attached Exhibit A. The Project Site is accessible from the 91 and 60 freeways and is bounded by commercial and residential uses. The Project Site, a part of Five Points, is a unique intersection and crossroads in Riverside as it is the only commercial district named and known for the unique geographic character of the design of its street system

The Successor Agency is seeking proposals from qualified developers to construct a **new mixed-use project (retail and residential development)** on the Project Site (Preferred Development).

Additionally, the Preferred Development will successfully provide at least fifteen percent (15%) affordable housing to income qualified households and must remain affordable to low-income households (80% of Area Median Income and below) for at least fifty-five (55) years. All conditions will be imposed on the selected proposer in the form of a Covenant, Condition, and Restrictions Agreement, which will be recorded on the Project Site.



DEMOGRAPHIC INFORMATION

Source: Esri

Radius	3 Mile	5 Mile
Population		
2028 Projected Population:	140,833	274,768
2023 Population:	139,241	270,151
2023 Median Age:	33	33.7
Housing		
2028 Projected Households:	41,464	78,523
2023 Census Households:	40,982	77,203
2023 Avg. Household Size:	3.37	3.41
2023 Owner Occupied Units:	22,575	46,433
2023 Renter Occupied Units:	18,407	30,772
Income		
2023 Avg. Household Income:	\$103,815	\$109,802
2023 Med. Household Income:	\$80,562	\$84,287
2023 Per Capita Income:	\$30,512	\$31,582

INCOME AND RENT RESTRICTIONS



INCOME RESTRICTIONS— EFFECTIVE JUNE 1, 2024 :

[2024 Adjusted HOME Income Limits for Riverside County](#)

By percentage of Area Median Income (AMI)

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	\$21,550	\$24,600	\$27,700	\$30,750	\$33,250	\$35,700	\$38,150	\$40,600
50% AMI	\$35,900	\$41,000	\$46,100	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
60% AMI	\$43,080	\$49,200	\$55,320	\$61,500	\$66,420	\$71,340	\$76,260	\$81,180
80% AMI	\$57,400	\$65,600	\$73,800	\$82,000	\$88,600	\$95,150	\$101,650	\$108,250

RENT RESTRICTIONS:

[2024 HOME Program Rent Limits for Riverside County](#)

PROGRAM	Studio	1BR	2BR	3BR	4BR	5BR
50% OF MEDIAN	\$897	\$961	\$1,152	\$1,332	\$1,486	\$1,640
60% - 80% OF MEDIAN	\$1,148	\$1,231	\$1,478	\$1,699	\$1,876	\$2,051

PURCHASE PRICE AND TERMS



PURCHASE PRICE

The Successor Agency Parcels will be sold “as-is” and at fair market value. The California State Department of Finance (Department of Finance) may require a fair market appraisal to support sales price. Please note that the Purchase, Sale and Development Agreement is subject to the approvals of the Successor Agency, Countywide Oversight Board, and the Department of Finance.

DEPOSIT AMOUNT

Should a proposal be accepted, a deposit in the amount of 2% of the proposed purchase price, or \$5,000, whichever is greater, will be required. The selected developer shall submit the required deposit amount upon execution of a Purchase, Sale, and Development Agreement (PSA). Please note that the deposit is non-refundable after 90 days from the effective date of an executed PSA.

CLOSING COSTS

The Successor Agency shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected proposer shall be responsible for all recording fees, transfer taxes, and/or cost of documentary stamps and one-half of the cost of escrow charges.

DEVELOPER CONDITIONS

Upon the Successor Agency, Countywide Oversight Board, and Department of Finance approvals, the following developer conditions will be imposed on the selected proposer in the form of a Covenant, Condition, and Restrictions Agreement, which will be recorded on the Project Site:

PROPOSED USE

The proposed use(s) for the Project Site must be compliant with all local, state, and federal zoning code, laws and

RESTRICTED USES

The following uses are restricted for the Project Site:

- Adult-oriented business or adult entertainment establishment;
- Sale of alcohol, except as allowed by the City after review and approval and permitted by the appropriate governmental agency; and
- Sale of weapons.

SITE MAINTENANCE

Upon closure of escrow, the selected proposer will, at his or her sole cost and expense, maintain the appearance and safety of the Project Site, remove all graffiti from the Project Site within 72 hours of its appearance, maintain in good order all landscape irrigation systems, and promptly remove and replace all dead and diseased landscaping material on the Project Site.

TRANSFER TO GOVERNMENT AGENCY

The selected proposer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Project Site to any governmental or non-governmental tax exempt entity that would result in the Project Site becoming exempt from the payment of real property taxes.

PREFERRED DEVELOPMENT

The Project Site is located within a diverse neighborhood with business, parks, retail and a wide variety of residential development. The Project Site is zoned Commercial General. The General Plan designation for the Project Site is Mixed Use-Village. The preferred development is a **mixed use project with retail and residential units** with the requirement of at least 15% affordable housing for income qualified households (Preferred Development). Developers are encouraged to provide a creative design concepts that engages with the streetscape and is compatible with surrounding development by providing a high quality mixed use development that incorporates multi-family residential, commercial, and or live/work units.

Please note a street dedication along Hole Avenue is required as shown on the attached map (Exhibit B). Additionally, a Rezone may be required, depending on the project proposal.

Due to the area historic designation as a landmark, specific mitigation measures exist including the requirement of constructing a plaza with a historic interpretation feature at Bushnell Avenue to maintain the historic significance of the area. Along with mitigation measures are design guidelines established by the "Cultural Resources Survey and Evaluation of Impacts for a Portion of the Proposed La Sierra Avenue Realignment at Five Points Final Report—July 6, 2008", (Exhibit C)

Both the Successor Agency and City of Riverside would support closing the cul-de-sac from vehicular traffic and consolidate it with the Project Site if the cul-de-sac is developed into a plaza and is used for outdoor dining as shown on attached Rendering (Exhibit D).

ZONING

Zoning: Commercial General

General Plan: Mixed-Use Village

The link below provides additional information regarding City of Riverside planning and zoning. Each proposer is encouraged to review this document prior to submission of a proposal.

[Planning | CEDD \(riversideca.gov\)](https://www.riversideca.gov/cedd/planning)

<https://www.riversideca.gov/cedd/planning>

DEVELOPMENT CONCEPT



The Preferred Development should be an efficient use of space in both retail and housing unit configuration and floor plan. Live/Work units are encouraged. The dwelling units may have any number of bedrooms. Developers are encouraged to provide a variety of unit sizes. On site management is required for any project with 16 or more units.

- Project Goals: Create and encourage opportunities for a variety of retail, office, cultural, residential and visitor serving uses. Design, build, and operate a distinctive mixed-use project with clean, comfortable, permanent accommodations.
- Neighborhood Design: In considering a potential project, proposers should be sensitive to the existing residential design patterns in the neighborhood. A successful proposal will demonstrate the following four specific elements that make up a neighborhood:
 - * **Physical boundaries** – the size and type of buildings and perimeter streets can make the edges of the neighborhood clear.
 - * **Connectivity** – the ability to move easily within the neighborhood and connect to its amenities, including common areas, schools, shopping, workplaces, and public transportation.
 - * **Scale of the public realm** – continuity and consistency, from buildings to streetscape, and a differentiation from the area outside of the neighborhood creates a sense of place.
 - * **The Buildings** – should be compatible with the scale and architecture of the neighborhood.

REQUEST FOR PURCHASE AND DEVELOPMENT PROPOSALS

Each proposer is required to submit a proposal clearly addressing all of the requirements outlined in this RFP and any subsequent issued addenda. The details of the proposal shall be limited to twenty (20) pages and must include the single person who will be the primary contact for the proposer. Résumés and company qualification brochure data may be added to a 20-page proposal, provided this information is located in an Appendix at the back of the proposal.

Should the proposer have concerns about meeting any of the requirements, the proposer shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions.

Though the proposer may submit a proposal organized according to his or her preference, the proposal submitted must be clear and concise, and contain the following required information.

COVER LETTER

The cover letter (addressed to Patricia Sanchez) shall include a brief general statement of intent to perform the services and confirm that all elements of the RFP have been reviewed and understood. The letter should include a brief summary of the proposer's qualifications and proposer's willingness to enter into a PSA under the terms and conditions prescribed by this RFP. Please provide the contact information for the main point of contact person during the selection process.

DEVELOPMENT NARRATIVE

The proposer shall provide a preliminary development narrative, which shall include, but not be limited to:

- Type of uses, a proposed layout for the Project Site including a site plan and conceptual elevations;
- A **55 year pro-forma** attachment (including sources and uses and cash flow consistent with the affordability period);
- Project statistics with building square-footage and height, parking, residential unit & affordability mix, and phasing;
- An anticipated investment amount;
- Community benefit including estimated annual sales tax revenue, property tax revenue and number of jobs to be generated;
- Detailed list of intended users;
- Projected occupancy dates;
- A long-term investment strategy, and an anticipated duration of holding period;
- Also, identify the property management company, and programming opportunities that will be provided and by whom.

DEVELOPMENT EXPERIENCE

The proposer shall provide a summary of qualifications and experience in developing complex projects that required interaction with a broad range of interested parties from both the public and private sectors and experience in affordable housing.

The following information is required from the proposer:

- Name(s), address(es), telephone number(s) and e-mail address(es) of the proposer and identify the single person who will be the primary contact.
- Description of experience within the most recent ten (10) year period related to projects that are similar in nature to the proposed development.
- Names, contact information (email) of the key team members including architect and general contractor. For each project reference, include the development team member's role in the completed project and the time period of his or her involvement.
- Photographs showing completed projects that are similar in nature to the proposed development including construction costs, completion dates, locations, land uses, scales, scope of services, and the role of the proposer in these projects.
- Describe in detail any innovative aspects of previous development experience.
- Any relevant property management experience.
- Describe how the proposed project will fit into the neighborhood and minimize any impact to surrounding land uses.

FINANCIAL STRENGTH AND PROJECT TIMELINE

FINANCIAL STRENGTH

The proposer shall provide bank and financial statements, lender pre-qualification letters or any other financial proof that can assist the Successor Agency in determining whether the proposer has the capacity to secure the necessary financing or provide cash on hand to facilitate the purchase of the Project Site at the close of escrow and the subsequent development of the Project Site. The proposer shall also provide a list of assets for collateral he or she is willing to pledge (as necessary) for financing purposes. The proposal must include:

development budget, sources and uses statement, a fifty-five (55) year pro-forma that covers the length of the affordability period.

PROJECT TIMELINE

The proposer shall indicate whether the requirement below is acceptable or propose a different timeline for due diligence/entitlements and construction period.

Due Diligence/Entitlements Period:

It is anticipated that the selected proposer will review the condition of the Project Site within ninety (90) days after opening of escrow. The proposer shall provide a timeline for project entitlements. It is preferred that the selected proposer obtain entitlements and close escrow as soon as possible, but no later than eighteen (18) months from the execution of the PSA.

Construction Period:

The proposer shall provide a timeline for the construction phase of the proposed development from the close of escrow including construction start and completion dates. It is preferred that construction of the proposed development be completed as soon as possible, but no later than two (2) years from the close of escrow.

SELECTION PROCESS

The Successor Agency will conduct a selection process. During the selection process, the Successor Agency reserves the right to request clarification or additional information from individual proposers and some or all proposers to make presentations to Successor Agency staff and others.

SELECTION CRITERIA

At a minimum, all qualified proposals will be evaluated based on the degree to which the proposal submitted includes the following criteria:

- Development Narrative (40%)
- Development Experience (30%)
- Proposer's Financial Strength (15%)
- Project Timeline (15%)

INTERVIEWS

Selected proposers may be contacted for in-person interviews with the selection committee.

SUCCESSOR AGENCY, COUNTY-WIDE OVERSIGHT BOARD, AND DEPARTMENT OF FINANCE APPROVALS

Successor Agency staff is required to present the selected proposer and purchase offer to the Successor Agency and Countywide Oversight Board for approvals. If approvals are received from both, the Successor Agency and the Countywide Oversight Board staff will prepare and submit a PSA to the Department of Finance. If the Department of Finance approves the PSA, then staff will forward it for review and execution by the selected proposer.

All proposals submitted in response to the RFP become the property of the Successor Agency and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposal to a public agency is not a trade secret.

INQUIRIES

All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Patricia Sanchez
PSanchez@RiversideCA.gov

To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP.

Please note: The Successor Agency shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposal or related information in response to this RFP; negotiations with the Successor Agency on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations incurred by any proposer in relation to the preparation or submittal of the proposal. Additionally, the Successor Agency shall not be liable for expenses incurred as a result of the Successor Agency's rejection of any proposals made in response to this RFP.

PLEASE BE ADVISED:

Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above, prior to award of a contract by City Council, is strictly prohibited and the proposer shall be disqualified from the consideration.

INSTRUCTION AND SCHEDULE

All proposals are due by or before

5:00 P.M. on June 28, 2024

This time and date is fixed and extensions will not be granted. The Successor Agency does not recognize the United States Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposal. All proposals received after the deadline shown will be rejected,

returned to sender and will not receive further consideration.

Questions may be submitted to PSanchez@RiversideCA.gov by **JUNE 6, 2024** and answers will be posted to Riversideca.gov/cdd/rfp.asp by **JUNE 13, 2024**.

Email one (1) electronic file of the proposal to:

CITY OF RIVERSIDE
Community & Economic Development Department
Attn: Patricia Sanchez
3900 Main Street, 3rd Floor
Riverside, CA 92522
PSanchez@RiversideCA.gov

Please note: The Successor Agency reserves the right to amend, withdraw or cancel this RFP. The Successor Agency also reserves the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, the Successor Agency reserves the right to request or obtain additional information about any and all submittals.

EXHIBIT "A"

EXHIBIT A

FIVE POINTS SITE "C"

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

Parcel "A"

That portion of Lot "I" and Lot 2 in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the intersection of the Northeasterly line of Parcel 3 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 2008-0085577, Official Records of Riverside County, California, said Northeasterly line also being a line parallel with and distant 3.50 feet Northeasterly from the Northeasterly line of Lot 3 of Assessor's Map No. 21, on file in Book 1, Page 26 of Assessor's Maps, Records of Riverside County, California and a line parallel with and distant 30.00 feet Southeasterly, measured at right angles from the centerline of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.45°05'41"E. along said Northeasterly line, a distance of 74.98 feet to the most Easterly corner of said Parcel 3;

Thence N.66°32'19"E. along the Northwesterly line of Lots 5, 6 and 7 of said Assessor's Map No. 21 and the Northeasterly line of that certain parcel conveyed to the City of Riverside by Deed recorded April 21, 2010 as Document No. 2010-0182455, Official Records of Riverside County, California, a distance of 211.82 feet to the most Northerly corner of said parcel conveyed to the City of Riverside, said corner also being the most Northerly corner of said Lot 7;

Thence S.11°46'34"W. along the Easterly line of said Lot 7 and Lot 8 of said Assessor's Map No. 21, a distance of 219.44 feet;

Thence N.77°16'10"W., a distance of 123.94 feet;

Thence Westerly on a curve concave Southerly having a radius of 724.00 feet, through an angle of 15°41'27", an arc length of 198.27 feet;

Thence Westerly on a reverse curve, concave Northerly having a radius of 68.00 feet, through an angle of 20°59'25", an arc length of 24.91 feet (the initial radial line bears S.02°57'37"E.) to the Easterly line of that certain parcel of land as described by deed to the City of Riverside recorded October 14, 1975 as Instrument No. 125809, Official Records of Riverside County, California;

Thence Northwesterly on a non-tangent curve, concave Northeasterly having a radius of 26.00 feet, through an angle of $18^{\circ}18'33''$, an arc length of 8.31 feet (the initial radial line bears $S.67^{\circ}25'35''W.$) to the Southeasterly line of Bushnell Avenue as shown on said La Sierra Gardens;

Thence $N.44^{\circ}54'19''E.$ along said Southeasterly line, a distance of 6.80 feet to the most Westerly terminus of Parcel "B" as described to the City of Riverside by Grant of Easement & Waiver of Access Rights, recorded May 24, 2010 as Document No. 2010-0238423, Official Records of Riverside County, California;

Thence the following four (4) courses along the Southerly line of said Parcel "B";

Northeasterly on a non-tangent curve, concave Northwesterly having a radius of 48.00 feet, through an angle of $80^{\circ}22'33''$, an arc length of 67.34 feet (the initial radial line bears $S.20^{\circ}16'52''W.$);

$N.29^{\circ}54'19''E.$, a distance of 49.67 feet;

Northeasterly on a curve, concave Southeasterly having a radius of 103.00 feet, through an angle of $15^{\circ}00'00''$, an arc length of 26.97 feet;

$N.44^{\circ}54'19''E.$, a distance of 53.17 feet to the point of beginning.

The above described parcel of land contains 0.945 acres, more or less.

Parcel "B" – Access Denial Line

That portion of Lot "I" and Lot 2 in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, shall have no rights of ingress and egress to and from Hole Avenue and Bushnell Avenue, public streets, over and across the following described line hereinafter referred to as Course "A":

Commencing at the intersection of the Northeasterly line of Parcel 3 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 2008-0085577, Official Records of Riverside County, California, said Northeasterly line also being a line parallel with and distant 3.50 feet Northeasterly from the Northeasterly line of Lot 3 of Assessor's Map No. 21, on file in Book 1, Page 26 of Assessor's Maps, Records of Riverside County, California and a line parallel with and distant 30.00 feet Southeasterly, measured at right angles from the centerline of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence $S.45^{\circ}05'41''E.$ along said Northeasterly line, a distance of 74.98 feet to the most Easterly corner of said Parcel 3;

Thence $N.66^{\circ}32'19''E.$ along the Northwesterly line of Lots 5, 6 and 7 of said Assessor's Map No. 21 and the Northeasterly line of that certain parcel conveyed to the City of Riverside by Deed recorded April 21, 2010 as Document No. 2010-0182455, Official Records of

Riverside County, California, a distance of 211.82 feet to the most Northerly corner of said parcel conveyed to the City of Riverside, said corner also being the most Northerly corner of said Lot 7;

Thence S.11°46'34"W. along the Easterly line of said Lot 7 and Lot 8 of said Assessor's Map No. 21, a distance of 219.44 feet;

Thence N.77°16'10"W., a distance of 30.01 feet to a line parallel with and distant 30.00 feet Westerly, measured at right angles from the Easterly line of said Lot 8, being the **Point of Beginning** of said line(Course "A") description;

Thence continuing N.77°16'10"W., a distance of 93.93 feet;

Thence Westerly on a curve concave Southerly having a radius of 724.00 feet, through an angle of 15°41'27", an arc length of 198.27 feet;


Thence Westerly on a reverse curve, concave Northerly having a radius of 68.00 feet, through an angle of 20°59'25", an arc length of 24.91 feet (the initial radial line bears S.02°57'37"E.) to the Easterly line of that certain parcel of land as described by deed to the City of Riverside recorded October 14, 1975 as Instrument No. 125809, Official Records of Riverside County, California;

Thence Northwesterly on a non-tangent curve, concave Northeasterly having a radius of 26.00 feet, through an angle of 18°18'33", an arc length of 8.31 feet (the initial radial line bears S.67°25'35"W.) to the Southeasterly line of Bushnell Avenue as shown on said La Sierra Gardens;

Thence N.44°54'19"E. along said Southeasterly line, a distance of 6.80 feet to the most Westerly terminus of Parcel "B" as described to the City of Riverside by Grant of Easement & Waiver of Access Rights, recorded May 24, 2010 as Document No. 2010-0238423, Official Records of Riverside County, California to the end of said line description.

Access Denial Line length – 332.22 feet.

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

By:  8/15/23
Eswin O. Vega, P.L.S. 9164 Date

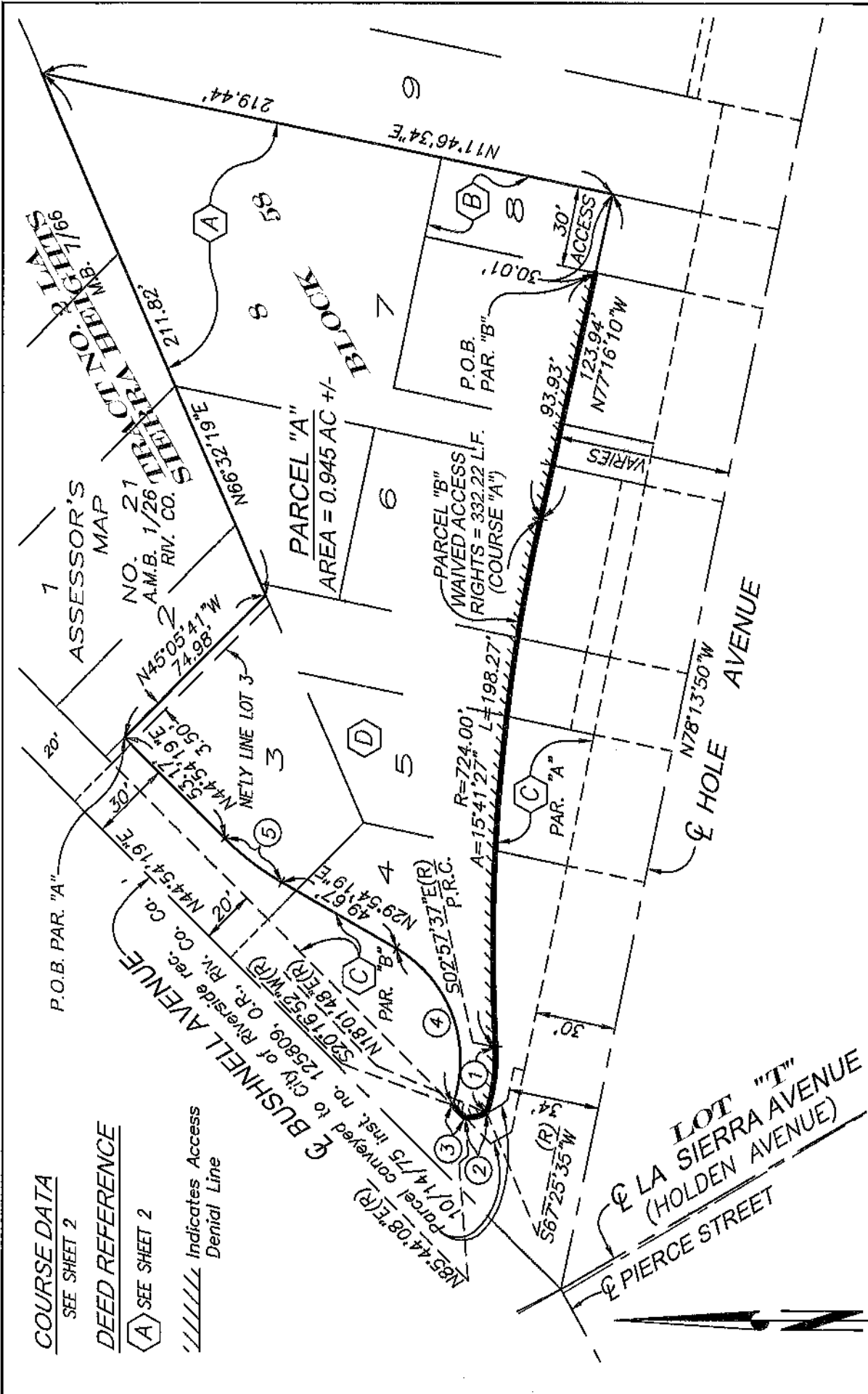


COURSE DATA
SEE SHEET 2

DEED REFERENCE

(A) SEE SHEET 2

////// Indicates Access
----- Denial Line



• 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 2

SCALE: 1"=50'

DRAWN BY: EV DATE: 1/17/19

SUBJECT: FIVE POINTS PROJECT - SITE "C"

DEED REFERENCE

- (A) Parcel conveyed to City of Riverside by Deed, rec. 4/21/2010 as Doc. No. 2010-0182455, O.R. Riv Co., Ca.
- (B) Judgment and Final Order of Condemnation, rec. 11/1/2011 as Doc. No. 2011-0482808, O.R. Riv. Co., Ca.
- (C) Grant of Easement & Waiver of Access Rights in favor of City of Riverside, rec. 5/24/2010 as Doc. No. 2010-0238423, O.R. Riv. Co., Ca.
- (D) Parcel Conveyed to the Redevelopment Agency of the City of Riverside by Deed, rec. 2/21/2008 as Doc. No. 2008-0085577, O.R. Riv. Co., Ca.

COURSE DATA

- ① R=68.00' A=20°59'25" L=24.91'
- ② R=26.00' A=18°18'33" L=8.31'
- ③ N44°54'19"E 6.80'
- ④ R=48.00' A=80°22'33" L=67.34'
- ⑤ R=103.00' A=15°00'00" L=26.97'

● CITY OF RIVERSIDE, CALIFORNIA ●

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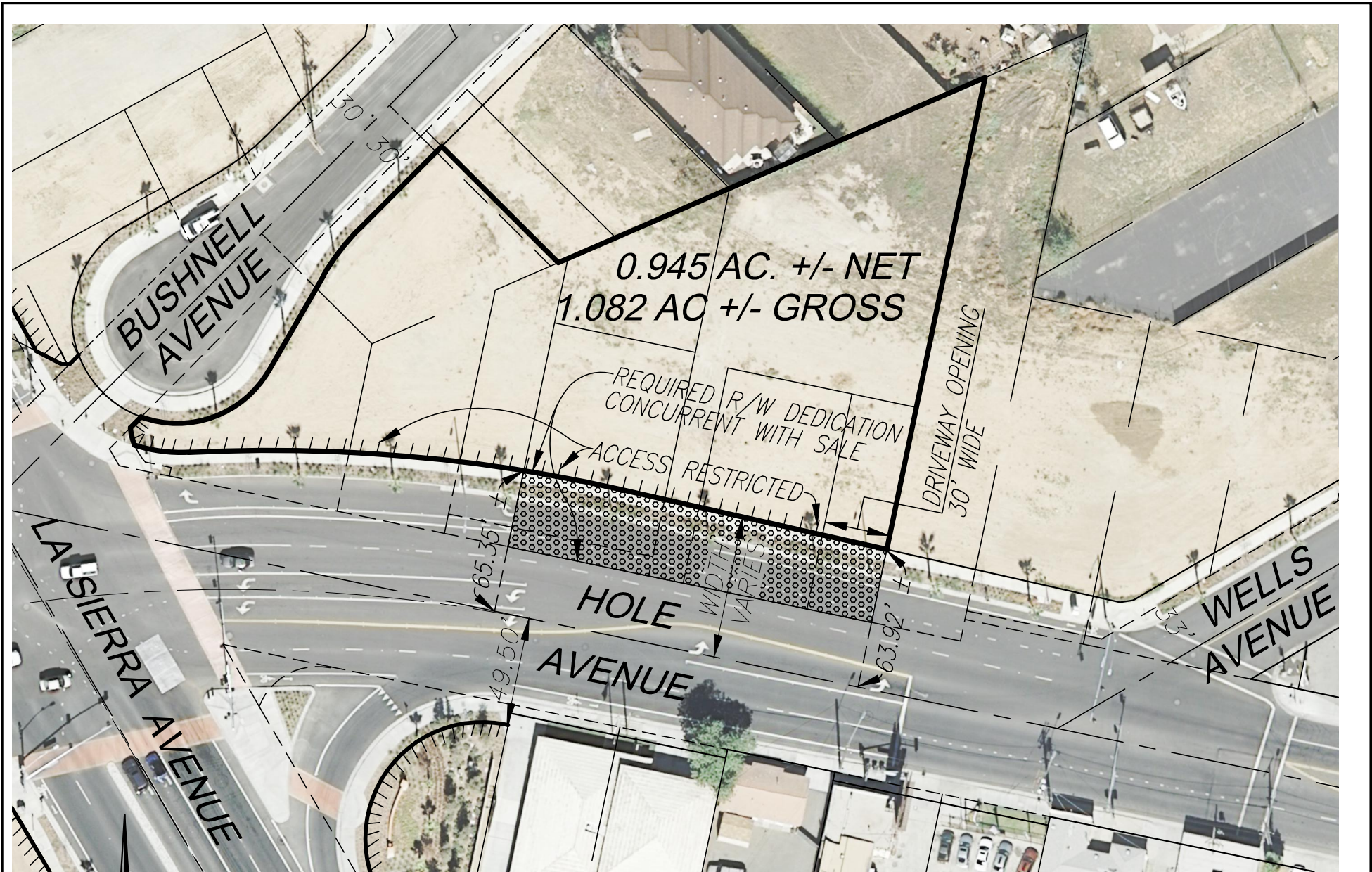
SHEET 2 OF 2

SCALE: 1"=50'

DRAWN BY: EV DATE: 1/17/19

SUBJECT: FIVE POINTS PROJECT - SITE "C"

EXHIBIT "B"



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: EV

DATE: 3/2/16

SUBJECT: FIVE POINTS SURPLUS PROPERTY

EXHIBIT "C"

EXHIBIT C

Section 11 B. Mitigation Measures 4 & 5

Cultural Resources Survey and Evaluation of Impacts
for a Portion of the Proposed La Sierra Avenue Realignment at Five Points
Final Report – July 16, 2008

For complete report please visit the City's website at www.riversideca.gov

4. Concurrently with the processing of plans for, and prior to the initiation of construction of, the Realignment of La Sierra Avenue at Five Points Project, a pedestrian-scaled, historical plaza encompassing the space between the termination of the Bushnell Avenue roadway and the Five Points intersection, shall be conceptually designed by a qualified, contracted firm. The width of the plaza shall be at least equal to the extent of the existing public right-of-way of Bushnell Avenue. The length shall be at least equal to 50 feet, as measured from the easternmost curb line of La Sierra Avenue, or should the cul-de-sac be relocated from that location shown on the project plans, the length of the plaza area shall be the full length of the Bushnell Avenue visual corridor as described in #2 above. The engineering and installation of the plaza shall be designed by a qualified contracted firm or firms, and shall occur in conjunction with the first development of the adjacent parcel or parcels.

The Five Points Plaza shall include the following design element:

a. A substantial historical interpretive feature, with written text, that conveys the history of Five Points in a strongly visual and interactive fashion. The interpretive feature should be low enough in height so as not to interfere with the view down Bushnell Avenue from Five Points.

The Five Points Plaza may include the following design elements:

- a. A series of pathways in contrasting pavers taking the shape of Five Points
- b. Granite markers representing the buildings and uses in place when the largest number were present, such as in the late 1940s.

5. The City shall apply the guidelines listed below in its review of future development of the parcels adjacent to the Five Points Landmark (see Appendix E). The intent is for new development to be in keeping with the historical character of Five Points. At the intersection, new development should present a hard edge, be oriented toward the street, and achieve a "village-like" quality. Beyond the intersection, development may be set back from the street, however, it should be pedestrian-friendly in nature, with walkways,

plazas, and the like incorporated into the landscape and site designs. The streetscape should be coordinated along the entire Five Points Landmark area (Appendix B) so as to present a sense of unity along the street edge.

a. New construction should emphasize pedestrian-scaled mass, height, and orientation.

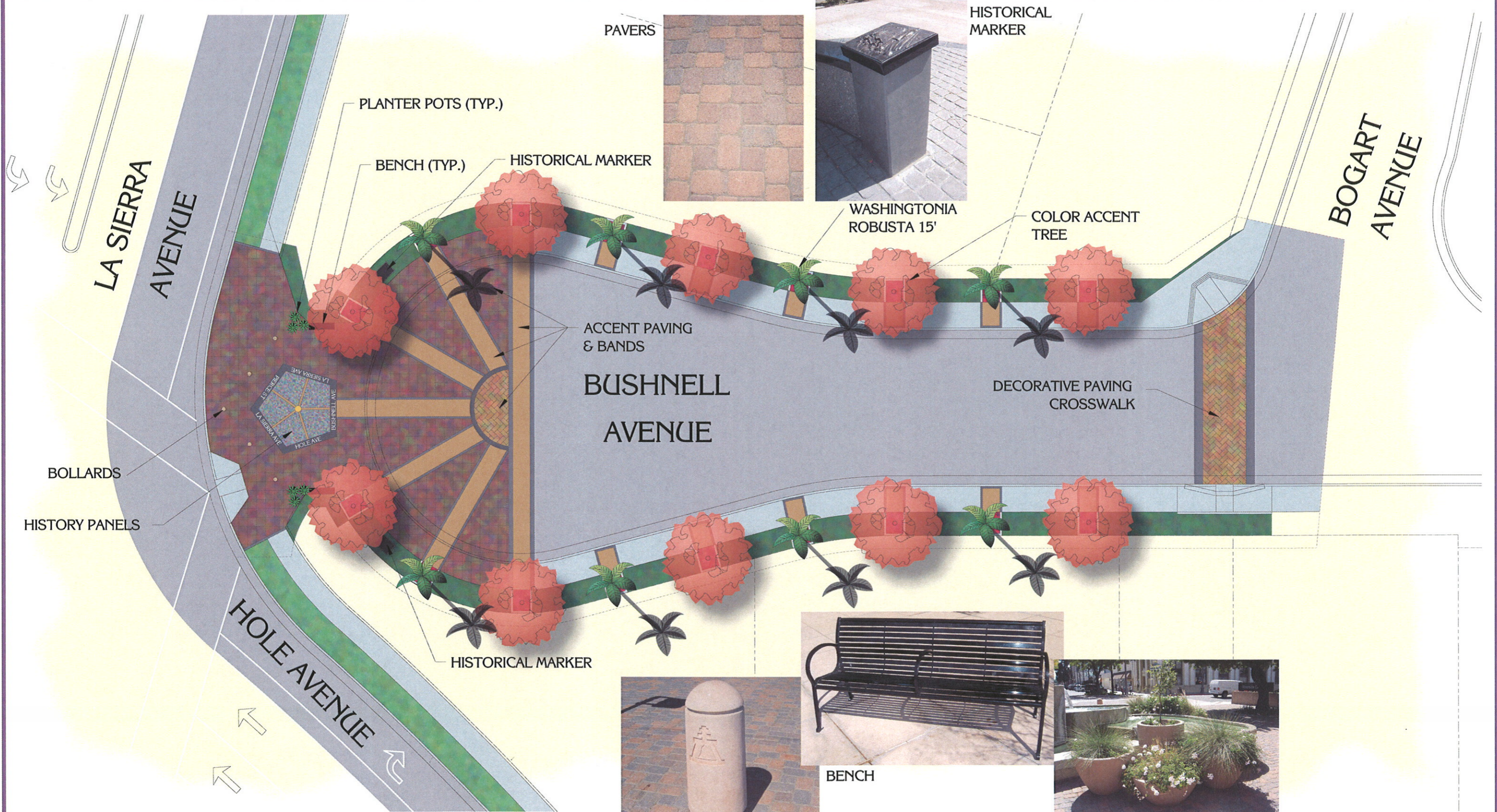
b. Building height should be primarily single-story with multistory mixed in for variety and visual interest, as appropriate.

c. Public sidewalks and walkways should be wide to encourage pedestrian circulation.

d. Architectural design should be varied and visually interesting, offering the look of a commercial area consisting of buildings that were constructed separately, over a period of time. An excessive use of ornamentation is discouraged. Designs should include elements such as stepped parapets, simple cornices, and canopies and awnings for shade. Street furniture such as lighting, public signage, and other right-of-way improvements should be in character with these architectural standards and placed to enhance the linear quality of the corridor where possible (Photographic examples are provided in Appendix F for guidance only).

e. Signage should emphasize painted-on and attached types, affixed to building walls, storefront windows, or the primary entry door.

EXHIBIT "D"



PRELIMINARY MASTER PLAN
FIVE POINTS PLAZA
 CITY OF RIVERSIDE



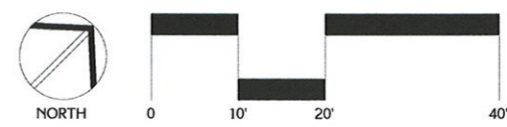
BOLLARD



BENCH

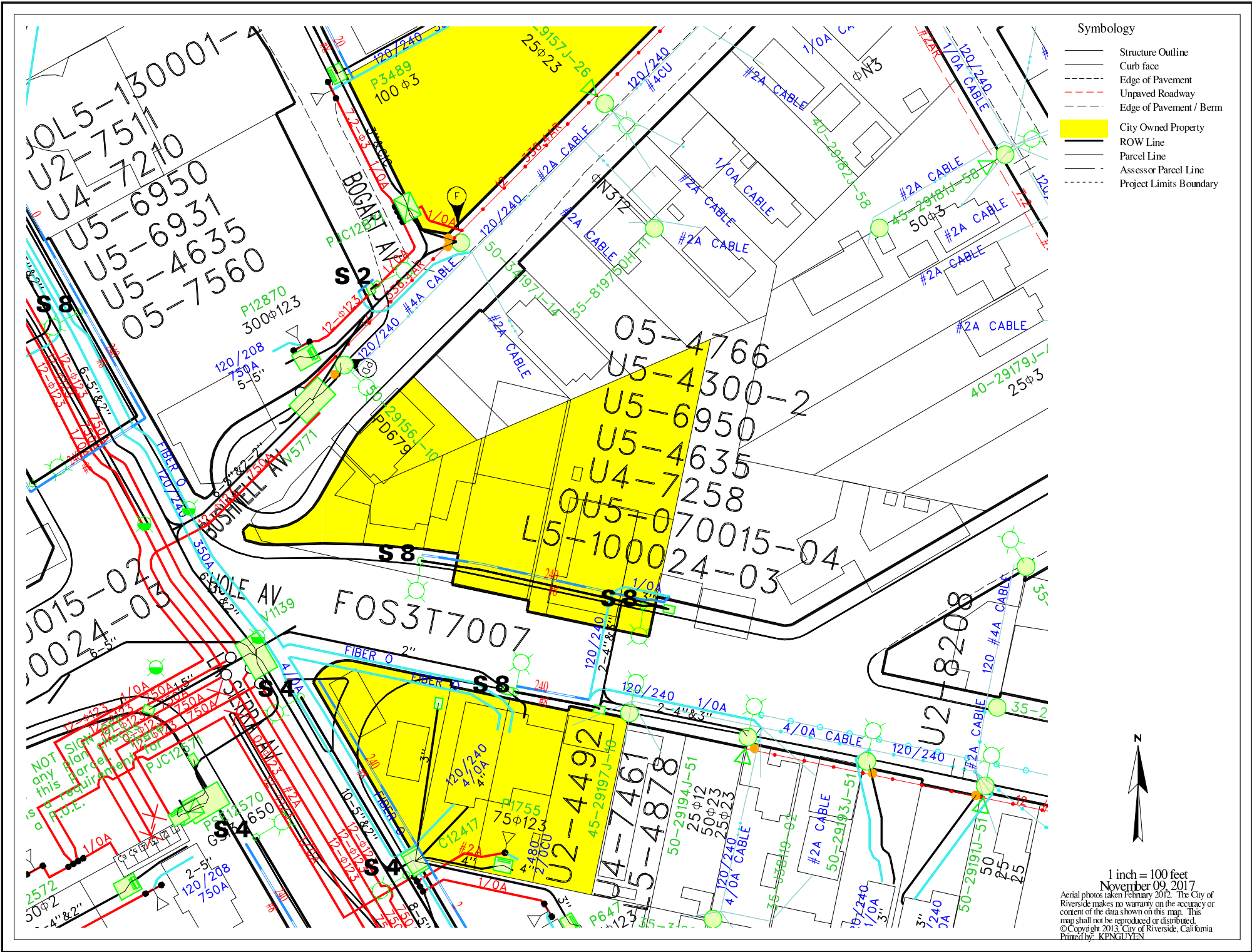


PLANTER POTS



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<http://www.comworksdg.com>

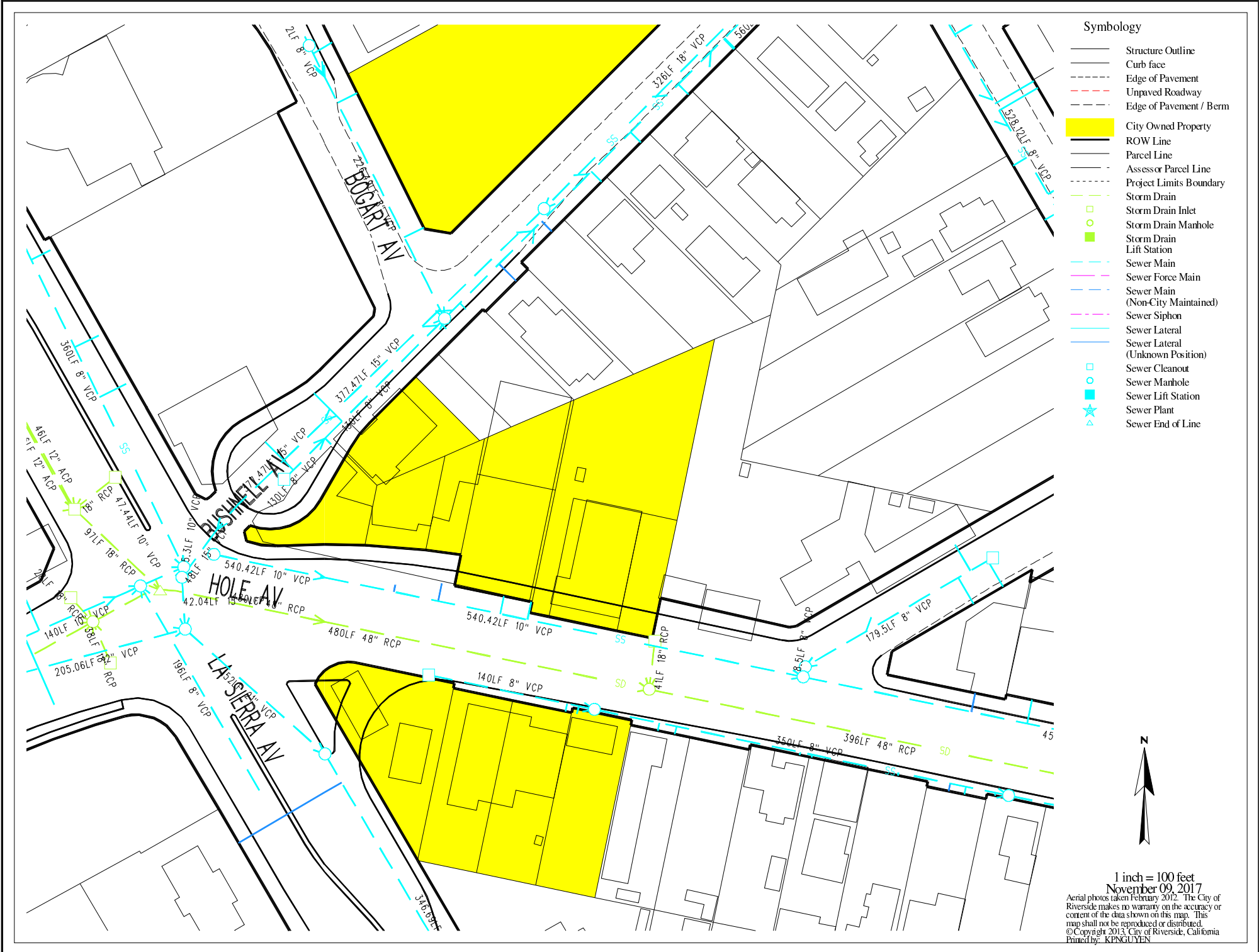
EXHIBIT "E"



- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - - - Unpaved Roadway
 - - - Edge of Pavement / Berm
 - City Owned Property
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary



1 inch = 100 feet
 November 09, 2017
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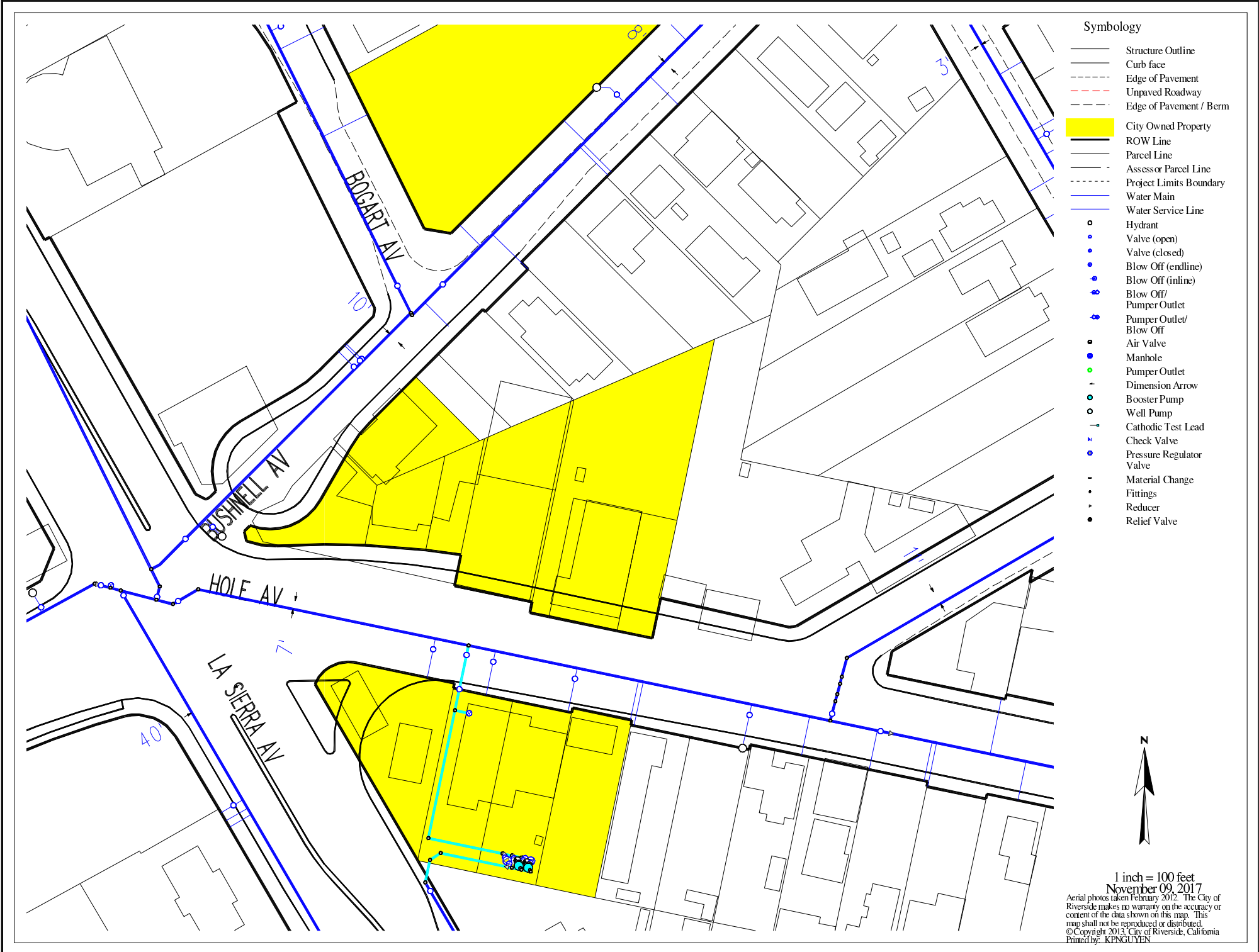


Symbology

- Structure Outline
- Curb face
- - - Edge of Pavement
- - - Unpaved Roadway
- - - Edge of Pavement / Berm
- City Owned Property
- ROW Line
- Parcel Line
- - - Assessor Parcel Line
- - - Project Limits Boundary
- - - Storm Drain
- Storm Drain Inlet
- Storm Drain Manhole
- Storm Drain Lift Station
- - - Sewer Main
- - - Sewer Force Main
- - - Sewer Main (Non-City Maintained)
- - - Sewer Siphon
- - - Sewer Lateral
- - - Sewer Lateral (Unknown Position)
- Sewer Cleanout
- Sewer Manhole
- ★ Sewer Lift Station
- △ Sewer End of Line



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Symbology

- Structure Outline
- Curb face
- - - Edge of Pavement
- . - . Unpaved Roadway
- - - Edge of Pavement / Berm
- City Owned Property
- ROW Line
- Parcel Line
- - - Assessor Parcel Line
- - - Project Limits Boundary
- Water Main
- Water Service Line
- Hydrant
- Valve (open)
- Valve (closed)
- Blow Off (endline)
- Blow Off (inline)
- Blow Off/ Pumper Outlet
- Pumper Outlet/ Blow Off
- Air Valve
- Manhole
- Pumper Outlet
- Dimension Arrow
- Booster Pump
- Well Pump
- Cathodic Test Lead
- Check Valve
- Pressure Regulator Valve
- Material Change
- Fittings
- Reducer
- Relief Valve



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 November 09, 2017
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