

JUN 21 1984

OFFICE MEMO

129217

Alice A. Hare
CITY CLERK

TO: Alice A. Hare
City Clerk

DATE: June 21, 1984

FROM: Barbara Purvis
Assistant City Attorney

SUBJECT: City of Riverside vs. The Atchison, Topeka and
Santa Fe Railway Company, et al.
Riverside Superior Court Case No. 133784
Van Buren Boulevard Underpass

Attached hereto is the Final Order of Condemnation as recorded in the office of the County Recorder in Book 1984, Page 129217, conveying Parcels 1A, 1B, 1C, 2A, 2B, 2C, 7B-1, 7B-2, 7C, 8A, 8B and 8C to the City. As the Final Order of Condemnation does convey the property to the City, please treat the document as if it were a grant deed and give it a City deed number.

BP/lm

cc: Bill Holsinger,
Property Services Manager

Barbara Purvis

EXEMPT PURSUANT TO
GOV'T. CODE Sec. 6103

FILED
RIVERSIDE COUNTY

JUN 14 1984

By WILLIAM E. CONERLY, Clerk
N. Martinez N. Martinez Deputy

10905

129217

JOHN WOODHEAD, City Attorney
BARBARA PURVIS, Assistant City Attorney
City Hall, 3900 Main Street
Riverside, California 92501
Telephone (714) 787-7567

Attorneys for Plaintiff

RECEIVED FOR RECORD
Min. Past 4 o'clock PM
At Request of
City Clerk

Book 1984, Page 129217

JUN 15 1984

Recorded in Official Records
of Riverside County, California

William E. Conerly
Recorder
Fees \$

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF RIVERSIDE

CITY OF RIVERSIDE, a municipal corporation,

Plaintiff,

v.

THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, a corporation; MANUFACTURERS HANOVER TRUST CO., a corporation, as Trustee; ERNEST F. ZIMMER; LETTY C. ZIMMER; GORDON N. SWOFFER, JR.; BETTY J. SWOFFER; LEWIS C. POPE, as Trustee; LETTY J. POPE, as Trustee; BROOKHURST MILL, a corporation; NATIONAL TRAILER CONVOY, INC., a corporation; THEODORE A. ABRAHAM; ROSE I. ABRAHAM; FLEETWOOD ENTERPRISES, INC., a corporation; ERROL S. EVANS; S. WAYNE EVANS; EMMA FERRARO; UNION OIL COMPANY OF CALIFORNIA, a corporation; SCARTEEN CORPORATION, a corporation; ALDO VACCHER; ROSE VACCHER; ELWIN JAMES McINTIRE, individually and doing business as MAC'S; and DOES ONE through FIFTY, all persons unknown claiming any title or interest in or to the property, inclusive,

Defendants.

NO. 133784

FINAL ORDER OF CONDEMNATION

(Parcels 1A, 1B, 1C, 2A, 2B, 2C, 7B-1, 7B-2, 7C, 8A, 8B and 8C)

Judgment in condemnation having been entered in the above-entitled action on May 3, 1984, in Judgment Book No. 410,

Entered on date filed *10905*
Judgment Book *413* Page *371*

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1 Page 302, adjudging that plaintiff is entitled to take by condemna-
2 tion the real property or interest therein described in plaintiff's
3 complaint on file herein as Parcels 1A, 1B, 1C, 2A, 2B, 2C, 7B-1,
4 7B-2, 7C, 8A, 8B and 8C and more fully described hereafter; and

5 It appearing to the satisfaction of the Court that plaintiff
6 has deposited in Court for payment to the defendant The Atchison,
7 Topeka and Santa Fe Railway Company the sum of money as required
8 by said Judgment and has conveyed to said defendant the real
9 property described as Parcel 3A-2 in the complaint on file herein;

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the real
11 property located in the City of Riverside, County of Riverside,
12 State of California, described as Parcels 1A, 1B, 1C, 2A, 2B, 2C,
13 7B-1, 7B-2, 7C, 8A, 8B and 8C in the complaint on file in this
14 action shall be condemned to plaintiff CITY OF RIVERSIDE as
15 follows:

16 (a) The fee simple interest in the real property desig-
17 nated as Parcels 1A, 2A and 8A is hereby condemned to plaintiff
18 for public street and highway purposes, and related and incidental
19 improvements and uses, which parcels are described in Exhibit A,
20 attached hereto and incorporated herein by this reference.

21 (b) A permanent easement and right of way for the
22 construction, reconstruction, maintenance, operation, inspection,
23 repair, replacement, relocation, renewal and removal of electrical
24 energy distribution facilities together with all necessary appur-
25 tenances in, under, upon, over and along the real property
26 designated as Parcel 1B is hereby condemned to plaintiff, which
27 Parcel 1B is described in Exhibit B, attached hereto and incorporated

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1 herein by this reference.

2 (c) A permanent easement and right of way for roadway pur-
3 poses in the real property designated as Parcels 2B and 7B-1 is hereby
4 condemned to plaintiff, which parcels are described in Exhibit C,
5 attached hereto and incorporated herein by this reference.

6 (d) A permanent easement and right of way for the con-
7 struction, reconstruction, maintenance, operation, inspection,
8 repair, replacement, relocation, renewal and removal of storm
9 drain, sanitary sewer, and electric energy distribution facilities
10 together with all necessary appurtenances in, under, upon, over and
11 along the real property designated as Parcel 7B-2 is hereby
12 condemned to plaintiff, which parcel is described in Exhibit D,
13 attached hereto and incorporated herein by this reference.

14 (e) A permanent easement and right of way for the con-
15 struction, reconstruction, maintenance, operation, inspection,
16 repair, replacement, relocation, renewal and removal of storm
17 drain and sanitary sewer facilities together with all necessary
18 appurtenances in, under, over and along the real property designated
19 as Parcel 8B is hereby condemned to plaintiff, which Parcel 8B is
20 described in Exhibit E, attached hereto and incorporated herein by
21 this reference.

22 (f) Temporary construction easements and rights of way
23 in the real property designated as Parcels 1C, 2C, 7C and 8C
24 are hereby condemned to plaintiff for a period of time no greater
25 than two and a half years after February 1, 1980, which parcels
26 are described in Exhibit F, attached hereto and incorporated
27 herein by this reference.

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant
2 to an Order for Prejudgment Possession issued in this matter, the
3 plaintiff was authorized to take possession of the real property
4 designated as Parcels 1A and 1B on December 1, 1979 and Parcels
5 1C, 2A, 3A, 8A, 8B and 8C on February 1, 1980, and in accordance
6 with Section 5082 of the Revenue and Taxation Code, the real
7 property taxes, assessments, interests and penalties thereon as
8 to Parcels 1A, 2A, and 8A shall be apportioned as of said dates
9 and shall be terminated, cancelled and extinguished from and
10 after said dates.

11 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon
12 the recording of a certified copy of this Final Order of
13 Condemnation with the County Recorder of the County of Riverside,
14 State of California, the fee simple interest in the real property
15 designated as Parcels 1A, 2A and 8A, the permanent easements and
16 rights of way in the real property designated as Parcels 1B, 2B,
17 7B-1, 7B-2, and 8B for roadway, electrical energy distribution
18 facilities, storm drain facilities and sanitary sewer facilities
19 as more particularly set forth above, and temporary construction
20 easements in the real property designated as Parcels 1C, 2C, 7C
21 and 8C for a period of time no greater than two and a half years
22 after February 1, 1980, all of which are more particularly
23 described in the attached Exhibits A through F, are vested in
24 plaintiff, CITY OF RIVERSIDE, its successors and assigns, and the
25 interests of THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY;
26 a corporation; MANUFACTURERS HANOVER TRUST CO., a corporation,
27 as Trustee; ERROL S. EVANS and S. WAYNE EVANS are hereby

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condemned to and taken by said plaintiff for such public uses
and purposes.

Dated:

JUN 14 1984

L. Gann
Judge of the Superior Court

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Parcel 1A--Fee Simple Interest

All that portion of Lot 4 in Block 30 of the Lands of The Riverside Land & irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the southwesterly line of said Lot, South 34° 00' 02" East 121.25 feet from the most westerly corner of said Lot; said point being also the most westerly corner of that certain parcel of land conveyed to the Atchison, Topeka & Santa Fe Railway Company, by deed recorded October 9, 1944, in Book 644 of Official Records, Page 331, records of Riverside County, California;

THENCE South 34° 00' 02" East, continuing along said southwesterly line 68.57 feet;

THENCE North 37° 38' 18" East, 26.34 feet to a line which is parallel with and distant 65.00 feet northeasterly, as measured at right angle, from the centerline of Van Buren Boulevard;

THENCE North 34° 00' 02" West, along said parallel line 60.27 feet to the southeasterly line of Parcel 1 of Record of Survey, on file in Book 52 of Records of Survey, at Page 85 thereof, records of Riverside County, California;

THENCE South 56° 00' 47" West (recorded South 56° 00' 58" West), along said southeasterly line and along southwesterly prologation thereof a distance of 25.00 feet to the point of beginning.

The basis of bearings is the centerline of Van Buren Boulevard taken as North 34° 00' 02" West, as shown by Record of Survey, on file in Book 29 of Records of Survey, at Page 22 thereof, records of Riverside County, California.

Parcel 2A--Fee Simple Interest

All that portion of Lot 4 in Block 30 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1, of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the most westerly corner of Parcel No. 1 of Record of Survey, on file in Book 29 of Records of Survey, at page 22 thereof, records of Riverside County, California;

EXHIBIT A

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THENCE North 37° 46' 44" East, along the north-westerly line of said Parcel No. 1 a distance of 15.79 feet to its intersection with a line which is parallel with and distant 25.00 feet northeasterly, as measured at right angle, from the southwesterly line of said Lot 4; said intersection being the true point of beginning;

THENCE North 34° 00' 02" West. along said parallel line 4.81 feet;

THENCE North 35° 09' 49" East, 212.15 feet to a point in said northwesterly line of Parcel No. 1, said point being the beginning of a non-tangent curve with the radius of 553.40 feet and concaving northwesterly; the radial line at said point bears South 65° 14' 59" East;

THENCE Southwesterly to the right along said curve an arc length of 125.84 feet, thru a central angle of 13° 01' 43" to the end thereof;

THENCE South 37° 46' 44" West, 88.68 feet to said true point of beginning; the preceding two courses being along said northwesterly line of Parcel No. 1.

The basis of bearings is the centerline of Van Buren Boulevard taken as North 34° 00' 02" West, as shown by Record of Survey, on file in Book 29 of Records of Survey, at Page 22 thereof, records of Riverside County, California.

Parcel 8A--Fee Simple Interest

All that portion of Lot 1 in Block 29 of The Lands of Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most northerly corner of said Lot;

THENCE South 34° 00' 02" East, along the north-easterly line of said Lot a distance of 216.39 feet;

THENCE South 37° 38' 18" West, 94.83 feet;

THENCE North 20° 54' 26" West, 225.12 feet;

THENCE North 78° 59' 54" West, 32.53 feet to a line which is parallel with and distant 44.00 feet southeasterly, as measured at right angle, from the centerline of Indiana Avenue;

THENCE South 56° 00' 20" West, along said parallel line 4.00 feet;

THENCE North 33° 59' 40" West, 4.00 feet to the northwesterly line of said Lot;

THENCE North 56° 00' 20" East along said north-westerly line 66.00 feet to the point of beginning.

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Parcel 1B--Easement for Electric Energy
Distribution Facilities

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A strip of land 5.00 feet in width over a portion of Lot 4 in Block 30 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the southeasterly line of Parcel 1 of Record of Survey, on file in Book 52 of Records of Survey, at Page 85 thereof, records of Riverside County, distant 10.00 feet northeasterly from the most southerly corner of said Parcel 1; said point being in line which is parallel with and distant 25.00 feet northeasterly as measured at right angle from said southwesterly line of Lot 4;

THENCE South 34° 00' 02" East, along said parallel line 5.00 feet;

THENCE North 56° 00' 47" East, 30.00 feet;

THENCE North 34° 00' 02" West, 5.00 feet to said southeasterly line of Parcel 1;

THENCE South 56° 00' 47" West, along said southeasterly line of Parcel 1 a distance of 30.00 feet to the point of beginning.

EXHIBIT B

10905

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Parcel 2B--Roadway Easement

All that portion of Lot 4 in Block 30 of The Lands of the Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the southwesterly line of said Lot, South 34° 00' 02" East 189.82 feet from the most westerly corner of said Lot;

THENCE South 34° 00' 02" East, continuing along said southwesterly line 157.87 feet to the most westerly corner of that certain parcel of land conveyed to The City of Riverside by deed recorded November 7, 1958, in Book 2361 of Official Records, Page 114, et seq., records of Riverside County, California;

THENCE North 37° 46' 44" East, along the northwesterly line of said parcel and along the northwesterly line of Parcel No. 1 of Record of Survey, on file in Book 29 of Records of Survey, at Page 22 thereof, records of said Riverside County, a distance of 26.32 feet to a line which is parallel with and distant 25.00 feet northeasterly, as measured at right angle, from said southwesterly line of Lot 4;

THENCE North 34° 00' 02" West, along said parallel line 157.94 feet;

THENCE South 37° 38' 18" West, 26.34 feet to the point of beginning.

The basis of bearings is the centerline of Van Buren Boulevard taken as North 34° 00' 02" West, as shown by Record of Survey, on file in Book 29 of Records of Survey, at Page 22 thereof, records of Riverside County, California.

Parcel 7B-1--Roadway Easement

All that portion of Lot 1 in Block 29 of The Lands of the Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the northeasterly line of said Lot, South 34° 00' 02" East, 216.39 feet from the most northerly corner of said Lot;

THENCE South 34° 00' 02" East, continuing along said northeasterly line 156.69 feet to the most northerly corner of that certain parcel of land conveyed to West Coast Building Materials, a partnership, by deed recorded July 7, 1967, as Instrument No. 58684 of Official Records, records of Riverside County, California;

EXHIBIT C

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THENCE South 37° 37' 18" West, along the north-westerly line of said parcel 94.84 feet to a line which is parallel with and distant 90.00 feet south-westerly, as measured at right angle, from said northeasterly line of Lot 1;

THENCE North 34° 00' 02" West, along said parallel line 156.72 feet;

THENCE North 37° 38' 18" East 94.83 feet to the point of beginning.

Parcel 7B-2--Easement for Storm Drain, Sanitary Sewer
and Electric Distribution Facilities

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A strip of land 20.00 feet in width over a portion of Lot 1 in Block 29 of The Lands of the Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, lying 12.50 feet northeasterly and 7.50 feet southwesterly of the following described line:

COMMENCING at the most northerly corner of said Lot 1;

THENCE South 34° 00' 02" East, along the northeasterly line of said Lot a distance of 216.39 feet;

THENCE South 37° 38' 18" West, 140.66 feet to the true point of beginning;

THENCE South 34° 00' 02" East, 156.72 feet to the northwesterly line of that certain parcel of land conveyed to West Coast Building Materials, a partnership, by deed recorded July 7, 1967, as Instrument No. 58684 of Official Records of Riverside County, and to the end of this line description.

The side lines of above described strip of land shall be lengthened or shortened so as to terminate in said northwesterly line of said parcel so conveyed to West Coast Building Materials and in a line bearing South 37° 38' 18" West thru said true point of beginning.

The basis of bearings is the centerline of Van Buren Boulevard taken as North 34° 00' 02" West, as shown by Record of Survey, on file in Book 29 of Records of Survey, at Page 22 thereof, records of Riverside County, California.

EXHIBIT D

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Parcel 8B--Easement for Storm Drain and Sanitary Sewer Facilities

A strip of land 15.00 feet in width over a portion of Lot 1 in Block 29 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, of which the centerline is more particularly described as follows:

COMMENCING at the most northerly corner of said Lot 1;

THENCE South 34° 00' 02" East, along the northeasterly line of said Lot a distance of 216.39 feet;

THENCE South 37° 38' 18" West, 140.66 feet to the true point of beginning;

THENCE North 34° 00' 02" West, 260.71 feet to the southeasterly line of Indiana Avenue and to the end of this line description.

The side lines of above described strip of land shall be lengthened or shortened so as to terminate in a line bearing South 37° 38' 18" West thru said true point of beginning.

The basis of bearings is the centerline of Van Buren Boulevard taken as North 34° 00' 02" West, as shown by Record of Survey on file in Book 29 of Records of Survey, at Page 22 thereof, records of Riverside County, California.

EXHIBIT E

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Parcel 1C--Temporary Construction Easement

A strip of land 30.00 feet in width over a portion of Lot 4 in Block 30 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, of which the centerline is more particularly described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Indiana Avenue;

THENCE North 56° 00' 47" East, along said centerline of Indiana Avenue 19.00 feet to a line which is parallel with and distant 19.00 feet northeasterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the true point of beginning;

THENCE South 34° 00' 02" East, along said parallel line 50.33 feet to the beginning of a tangent curve with a radius of 320.00 feet and concaving northeasterly;

THENCE Southeasterly along said curve an arc length of 137.20 feet, thru a central angle of 24° 33' 55" to the end thereof;

THENCE South 58° 33' 57" East, 31.44 feet to the beginning of a tangent curve with the radius of 320.00 feet and concaving southwesterly;

THENCE Southeasterly along said curve an arc length of 251.33 feet, thru a central angle of 45° 00' 00" to the end thereof;

THENCE South 13° 33' 57" East, 88.00 feet to the beginning of a tangent curve with a radius of 320.00 feet and concaving northeasterly;

THENCE Southeasterly along said curve an arc length of 114.13 feet, thru a central angle of 20° 26' 05" to a line which is parallel with and distant 19.00 feet northeasterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the end of this centerline description;

EXCEPTING therefrom all that portion lying south-easterly of the following described line:

BEGINNING at a point in the southwesterly line of said Lot 4, South 34° 00' 02" East, 189.82 feet from the most westerly corner of said Lot;

THENCE North 37° 38' 18" East, 41.59 feet to the northeasterly line of said strip of land, 30.00 feet in width, hereinabove described, and to the end of this line description;

ALSO EXCEPTING therefrom all that portion lying southwesterly of a line which is parallel with and distant 25.00 feet northeasterly, as measured at right angle, from said southwesterly line of Lot 4.

EXHIBIT F

10905

Parcel 2C--Temporary Construction Easement

A strip of land 30.00 feet in width over a portion of Lot 4 in Block 30 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, of which the centerline is more particularly described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Indiana Avenue;

THENCE North $56^{\circ} 00' 47''$ East, along said centerline of Indiana Avenue 19.00 feet to a line which is parallel with and distant 19.00 feet northeasterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the true point of beginning;

THENCE South $34^{\circ} 00' 02''$ East, along said parallel line 50.33 feet to the beginning of a tangent curve with a radius of 320.00 feet and concaving northeasterly;

THENCE Southeasterly along said curve an arc length of 137.20 feet, thru a central angle of $24^{\circ} 33' 55''$ to the end thereof;

THENCE South $58^{\circ} 33' 57''$ East, 31.44 feet to the beginning of a tangent curve with the radius of 320.00 feet and concaving southwesterly;

THENCE Southeasterly along said curve an arc length of 251.33 feet, thru a central angle of $45^{\circ} 00' 00''$ to the end thereof;

THENCE South $13^{\circ} 33' 57''$ East, 88.00 feet to the beginning of a tangent curve with a radius of 320.00 feet and concaving northeasterly;

THENCE Southeasterly along said curve an arc length of 114.13 feet, thru a central angle of $20^{\circ} 26' 05''$ to a line which is parallel with and distant 19.00 feet northeasterly, as measured at right angle, from said centerline of Van Buren Boulevard and to the end of this centerline description;

EXCEPTING therefrom all that portion lying southeasterly of the northwesterly boundary of Record of Survey, on file in Book 29 of Records of Survey, at Page 22 thereof, records of Riverside County;

ALSO EXCEPTING therefrom all that portion lying southwesterly of a line which is parallel with and distant 25.00 feet northeasterly, as measured at right angle, from the southwesterly line of said Lot 4;

ALSO EXCEPTING therefrom all that portion lying northwesterly of the following described line:

BEGINNING at a point in said southwesterly line of Lot 4, South $34^{\circ} 00' 02''$ East, 189.82 feet from the most westerly corner of said Lot 4;

THENCE North $37^{\circ} 38' 18''$ East, 41.59 feet, more or less, to the northeasterly line of said strip of land, 30.00 feet in width, hereinabove described, and to the end of this line description.

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Parcel 7C--Temporary Construction Easement

A strip of land 30.00 feet in width over a portion of Lot 1 in Block 29 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, of which the centerline is more particular described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Indiana Avenue;

THENCE South 56° 00' 20" West, along said centerline of Indiana Avenue 20.00 feet to a line which is parallel with and distant 20.00 feet southwesterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the true point of beginning;

THENCE South 34° 00' 02" East, along said parallel line 32.00 feet to the beginning of a tangent curve with a radius of 200.00 feet and concaving northwesterly;

THENCE Southeasterly and Southerly along said curve an arc length of 141.66 feet, thru a central angle of 40° 34' 55" to the end thereof;

THENCE South 06° 34' 53" West, 75.00 feet to the beginning of a tangent curve with a radius of 200.00 feet and concaving northeasterly;

THENCE Southerly and Southeasterly along said curve an arc length of 204.49 feet, thru a central angle of 58° 34' 55" to the end thereof;

THENCE South 52° 00' 02" East, 279.17 feet to the beginning of a tangent curve with a radius of 1,000.00 feet and concaving southwesterly;

THENCE Southeasterly along said curve an arc length of 314.16 feet, thru a central angle of 18° 00' 00" to a line which is parallel with and distant 20.00 feet southwesterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the end of this centerline description;

EXCEPTING therefrom all that portion lying southeasterly of the northwesterly line of that certain parcel of land conveyed to West Coast Building Materials, a partnership, by deed recorded July 7, 1967, as Instrument No. 58684 of Official Records of Riverside County;

ALSO EXCEPTING therefrom all that portion lying northeasterly of a line which is parallel with and distant 90.00 feet southwesterly, as measured at right angle, from the northeasterly line of said Lot 1;

ALSO EXCEPTING therefrom all that portion lying northwesterly of the following described line;

BEGINNING at a point in said northeasterly line of Lot 1, South 34° 00' 02" East, 216.39 feet from the most northerly corner of said Lot;

THENCE South 37° 38' 18" West, 141.76 feet more or less, to the southwesterly line of said strip of land, 30.00 feet in width, hereinabove described, and to the end of this line description.

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Parcel 8C--Temporary Construction Easement

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A strip of land 30.00 feet in width over a portion of Lot 1 in Block 29 of The Lands of The Riverside Land & Irrigating Co., as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, of which the centerline is more particularly described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard with the centerline of Indiana Avenue;

THENCE South $56^{\circ} 00' 20''$ West, along said centerline of Indiana Avenue 20.00 feet to a line which is parallel with and distant 20.00 feet southwesterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the true point of beginning.

THENCE South $34^{\circ} 00' 02''$ East, along said parallel line 32.00 feet to the beginning of a tangent curve with a radius of 200.00 feet and concaving northwesterly;

THENCE Southeasterly and southerly along said curve an arc length of 141.66 feet, thru a central angle of $40^{\circ} 34' 55''$ to the end thereof;

THENCE South $06^{\circ} 34' 53''$ West, 75.00 feet to the beginning of a tangent curve with a radius of 200.00 feet and concaving northeasterly;

THENCE Southerly and Southeasterly along said curve an arc length of 204.49 feet, thru a central angle of $58^{\circ} 34' 55''$ to the end thereof;

THENCE South $52^{\circ} 00' 02''$ East, 279.17 feet to the beginning of a tangent curve with a radius of 1,000.00 feet and concaving southwesterly;

THENCE Southeasterly along said curve an arc length of 314.16 feet, thru a central angle of $18^{\circ} 00' 00''$ to a line which is parallel with and distant 20.00 feet southwesterly, as measured at right angle, from said centerline of Van Buren Boulevard, and to the end of this centerline description;

EXCEPTING therefrom all that portion lying southeasterly of the following described line:

BEGINNING at a point in the northeasterly line of said Lot 1, South $34^{\circ} 00' 02''$ East, 216.39 feet from the most northerly corner of said Lot;

THENCE South $37^{\circ} 38' 18''$ West, 141.76 feet, more or less, to the southwesterly line of said strip of land, 30.00 feet in width, described hereinabove, and to the end of this line description;

ALSO excepting therefrom all that portion lying northeasterly of the following described line:

COMMENCING at a point in said northeasterly line of Lot 1, South $34^{\circ} 00' 02''$ East, 216.39 feet from the most northerly corner of said Lot;

THENCE South $37^{\circ} 38' 18''$ West, 94.83 feet to the true point of beginning;

THENCE North $20^{\circ} 54' 26''$ West, 105.63 feet to the westerly line of said strip of land, 30.00 feet in width, described hereinabove, and to the end of this line description.

DESCRIPTION APPROVAL
George H. Hutchinson
Surveyor



CLTA STANDARD
COVERAGE POLICY

1559836

SCHEDULE A

TOTAL FEE FOR TITLE SEARCH, EXAMINATION
AND TITLE INSURANCE \$391.00

AMOUNT OF INSURANCE: \$68,500.00

DATE OF POLICY: JULY 5, 1984 AT 9:00 A.M.

1. NAME OF INSURED:

CITY OF RIVERSIDE,
A MUNICIPAL CORPORATION

2. THE ESTATE OR INTEREST REFERRED TO HEREIN, IS AT DATE OF
POLICY VESTED IN:

CITY OF RIVERSIDE,
A MUNICIPAL CORPORATION

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN SCHEDULE
C AND WHICH IS COVERED BY THIS POLICY IS:

IN FEE
(AS TO PARCELS 1A, 2A AND 8A)

EASEMENT
(AS TO PARCELS 1B, 2B, 7B-1, 7B-2 AND 8B)



SCHEDULE B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

Part One:

- 1: Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2: Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- 3: Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- 4: Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5: (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- 6: Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule C, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.
- 7: Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
- 8: Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.
- 9: Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

Part Two: Continued on subsequent page (S)



**SCHEDULE B
PART II**

1. AN EASEMENT OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OR IRRIGATION AND DOMESTIC USE, IN FAVOR OF RIVERSIDE LAND AND IRRIGATING COMPANY, A CORPORATION.
2. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
3. GENERAL MORTGAGE EXECUTED BY ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION, TO UNION TRUST COMPANY OF NEW YORK, AS TRUSTEE, DATED DECEMBER 12, 1895 AND RECORDED NOVEMBER 19, 1914 IN BOOK 153 PAGE 1 OF MORTGAGES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND SUPPLEMENTAL TO SAID GENERAL MORTGAGE IN FAVOR OF CENTRAL UNION TRUST COMPANY OF NEW YORK, AS TRUSTEE, DATED JUNE 26, 1923 AND RECORDED OCTOBER 27, 1924 IN BOOK 618 PAGE 557 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SUPPLEMENTAL INDENTURE TO SAID GENERAL MORTGAGE, IN FAVOR OF MANUFACTURERS HANOVER TRUST CO., TRUSTEE, RECORDED APRIL 27, 1970 AS INSTRUMENT NO. 38996 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. ADJUSTMENT MORTGAGE EXECUTED BY ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION, TO CENTRAL TRUST COMPANY OF NEW YORK, AS TRUSTEE, DATED DECEMBER 12, 1895 AND RECORDED NOVEMBER 19, 1914 IN BOOK 153 PAGE 51 OF MORTGAGES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND SUPPLEMENTAL TO SAID ADJUSTMENT MORTGAGE IN FAVOR OF CENTRAL UNION TRUST COMPANY OF NEW YORK, AS TRUSTEE, DATED JUNE 26, 1923 AND RECORDED OCTOBER 27, 1924 IN BOOK 619 PAGE 248 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SUPPLEMENTAL INDENTURE TO SAID ADJUSTMENT MORTGAGE, IN FAVOR OF MANUFACTURERS HANOVER TRUST CO., TRUSTEE, RECORDED APRIL 27, 1970 AS INSTRUMENT NO. 38995 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



CLTA STANDARD
COVERAGE POLICY

1559836

SCHEDULE C

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE AND IS DESCRIBED AS FOLLOWS:

PARCEL_1A

ALL THAT PORTION OF LOT 4 IN BLOCK 30 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, SOUTH 34° 00' 02" EAST 121.25 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; SAID POINT BEING ALSO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE ATCHISON, TOPEKA & SANTA FE RAILWAY COMPANY, BY DEED RECORDED OCTOBER 9, 1944, IN BOOK 644 PAGE 331 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 34° 00' 02" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LINE 68.57 FEET;

THENCE NORTH 37° 38' 18" EAST, 26.34 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 65.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF VAN BUREN BOULEVARD;

THENCE NORTH 34° 00' 02" WEST, ALONG SAID PARALLEL LINE 60.27 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 1 OF RECORD OF SURVEY, ON FILE IN BOOK 52 PAGE 85 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 56° 00' 47" WEST (RECORDED SOUTH 56° 00' 58" WEST), ALONG SAID SOUTHEASTERLY LINE AND ALONG SOUTHWESTERLY PROLOGATION THEREOF A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD TAKEN AS NORTH 34° 00' 02" WEST, AS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL_2A:

ALL THAT PORTION OF LOT 4 IN BLOCK 30 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



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COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL NO. 1 OF RECORD OF SURVEY, ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 37° 46' 44" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1 A DISTANCE OF 15.79 FEET TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 25.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLE, FROM THE SOUTHWESTERLY LINE OF SAID LOT 4; SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 34° 00' 02" WEST, ALONG SAID PARALLEL LINE 4.81 FEET;

THENCE NORTH 35° 09' 49" EAST, 212.15 FEET TO A POINT IN SAID NORTHWESTERLY LINE OF PARCEL NO. 1, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE WITH THE RADIUS OF 553.40 FEET AND CONCAVING NORTHWESTERLY; THE RADIAL LINE AT SAID POINT BEARS SOUTH 65° 14' 59" EAST;

THENCE SOUTHWESTERLY TO THE RIGHT ALONG SAID CURVE AN ARC LENGTH OF 125.84 FEET, THRU A CENTRAL ANGLE OF 13° 01' 43" TO THE END THEREOF;

THENCE SOUTH 37° 46' 44" WEST 88.68 FEET TO SAID TRUE POINT OF BEGINNING; THE PRECEDING TWO COURSES BEING ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 1.

THE BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD TAKEN AS NORTH 34° 00' 02" WEST, AS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 8A

ALL THAT PORTION OF LOT 1 IN BLOCK 29 OF THE LANDS OF RIVERSIDE LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT;

THENCE SOUTH 34° 00' 02" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 216.39 FEET;

THENCE SOUTH 37° 38' 18" WEST, 94.83 FEET;

THENCE NORTH 20° 54' 26" WEST, 225.12 FEET;

THENCE NORTH 78° 59' 54" WEST, 32.53 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 44.00 FEET SOUTHEASTERLY, AS MEASURED



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AT RIGHT ANGLE, FROM THE CENTERLINE OF INDIANA AVENUE;
THENCE SOUTH 56° 00' 20" WEST, ALONG SAID PARALLEL LINE 4.00
FEET;
THENCE NORTH 33° 59' 40" WEST, 4.00 FEET TO THE NORTHWESTERLY
LINE OF SAID LOT;
THENCE NORTH 56° 00' 20" EAST ALONG SAID NORTHWESTERLY LINE
66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

A PERMANENT EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION,
RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR,
REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRICAL ENERGY
DISTRIBUTION FACILITIES IN, UNDER, UPON, OVER AND ALONG A STRIP
OF LAND 5.00 FEET IN WIDTH OVER A PORTION OF LOT 4 IN BLOCK
30 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., AS SHOWN
BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF PARCEL 1 OF
RECORD OF SURVEY, ON FILE IN BOOK 52 PAGE 85 OF RECORDS OF SURVEY,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DISTANT 10.00 FEET
NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL
1; SAID POINT BEING IN LINE WHICH IS PARALLEL WITH AND DISTANT
25.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLE FROM SAID
SOUTHWESTERLY LINE OF LOT 4;
THENCE SOUTH 34° 00' 02" EAST, ALONG SAID PARALLEL LINE 5.00
FEET;
THENCE NORTH 56° 00' 47" EAST, 30.00 FEET;
THENCE NORTH 34° 00' 02" WEST, 5.00 FEET TO SAID SOUTHEASTERLY
LINE OF PARCEL 1;
THENCE SOUTH 56° 00' 47" WEST, ALONG SAID SOUTHEASTERLY LINE
OF PARCEL 1 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:

A PERMANENT EASEMENT AND RIGHT OF WAY FOR ROADWAY PURPOSES OVER
ALL THAT PORTION OF LOT 4 IN BLOCK 30 OF THE LANDS OF THE RIVERSIDE
LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE
70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT,
SOUTH 34° 00' 02" EAST 189.82 FEET FROM THE MOST WESTERLY CORNER
OF SAID LOT;



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THENCE SOUTH 34° 00' 02" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LINE 157.87 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 7, 1958, IN BOOK 2361 PAGE 114 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 37° 46' 44" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND ALONG THE NORTHWESTERLY LINE OF PARCEL NO. 1 OF RECORD OF SURVEY, ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 26.32 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 25.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLE, FROM SAID SOUTHWESTERLY LINE OF LOT 4;

THENCE NORTH 34° 00' 02" WEST, ALONG SAID PARALLEL LINE 157.94 FEET;

THENCE SOUTH 37° 38' 18" WEST, 26.34 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD TAKEN AS NORTH 34° 00' 02" WEST, AS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 7B-1:

A PERMANENT EASEMENT AND RIGHT OF WAY FOR ROADWAY PURPOSES OVER ALL THAT PORTION OF LOT 1 IN BLOCK 29 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 34° 00' 02" EAST, 216.39 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT;

THENCE SOUTH 34° 00' 02" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE 156.69 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WEST COAST BUILDING MATERIALS, A PARTNERSHIP, BY DEED RECORDED JULY 7, 1967, AS INSTRUMENT NO. 58684 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 37° 37' 18" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 94.84 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 90.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLE, FROM SAID NORTHEASTERLY LINE OF LOT 1;

THENCE NORTH 34° 00' 02" WEST, ALONG SAID PARALLEL LINE 156.72 FEET;

THENCE NORTH 37° 38' 18" EAST 94.83 FEET TO THE POINT OF BEGINNING.



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PARCEL 7B-2

A PERMANENT EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF STORM DRAIN, SANITARY SEWER, AND ELECTRIC ENERGY DISTRIBUTION FACILITIES IN, UNDER, UPON, OVER AND ALONG A STRIP OF LAND 20.00 FEET IN WIDTH OVER A PORTION OF LOT 1 IN BLOCK 29 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING 12.50 FEET NORTHEASTERLY AND 7.50 FEET SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1;
THENCE SOUTH 34° 00' 02" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 216.39 FEET;
THENCE SOUTH 37° 38' 18" WEST, 140.66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 34° 00' 02" EAST, 156.72 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WEST COAST BUILDING MATERIALS, A PARTNERSHIP, BY DEED RECORDED JULY 7, 1967, AS INSTRUMENT NO. 58684 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TO THE END OF THIS LINE DESCRIPTION.

THE SIDE LINES OF ABOVE DESCRIBED STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN SAID NORTHWESTERLY LINE OF SAID PARCEL SO CONVEYED TO WEST COAST BUILDING MATERIALS AND IN A LINE BEARING SOUTH 37° 38' 18" WEST THRU SAID TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD TAKEN AS NORTH 34° 00' 02" WEST, AS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 8B:

A PERMANENT EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF STORM DRAIN AND SANITARY SEWER FACILITIES UNDER, OVER AND ALONG A STRIP OF LAND 15.00 FEET IN WIDTH OVER A PORTION OF LOT 1 IN BLOCK 29 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, OF WHICH THE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:



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COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1;
THENCE SOUTH 34° 00' 02" EAST, ALONG THE NORTHEASTERLY LINE
OF SAID LOT A DISTANCE OF 216.39 FEET;
THENCE SOUTH 37° 38' 18" WEST, 140.66 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE NORTH 34° 00' 02" WEST, 260.71 FEET TO THE SOUTHEASTERLY
LINE OF INDIANA AVENUE AND TO THE END OF THIS LINE DESCRIPTION.
THE SIDE LINES OF ABOVE DESCRIBED STRIP OF LAND SHALL BE LENGTHENED
OR SHORTENED SO AS TO TERMINATE IN A LINE BEARING SOUTH 37°
38' 18" WEST THROUGH SAID TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD
TAKEN AS NORTH 34° 00' 02" WEST, AS SHOWN BY RECORD OF SURVEY,
ON FILE IN BOOK 29 PAGE 22 OF RECORDS OF SURVEY, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

GN

INDORSEMENT

Attached to Policy No.

Issued by

First American Title Insurance Company

The Company, recognizing the current effect of inflation on real property valuation and intending to provide additional monetary protection to the Insured Owner named in said Policy, hereby modifies said Policy, as follows:

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Indorsement, to be 12:01 a. m. on the first January 1 which occurs more than six months after the Date of Policy, as shown in Schedule A of the Policy to which this Indorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased theretofore under the terms of this Indorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index (base period 1967) for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed 150% of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall first occur.

Nothing herein contained shall be construed as extending or changing the effective date of said Policy.

This indorsement is made a part of said Policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

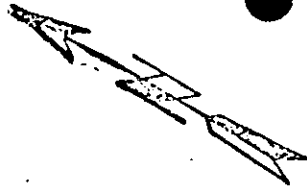
First American Title Insurance Company

BY *[Signature]* PRESIDENT

BY *[Signature]* ASSISTANT SECRETARY

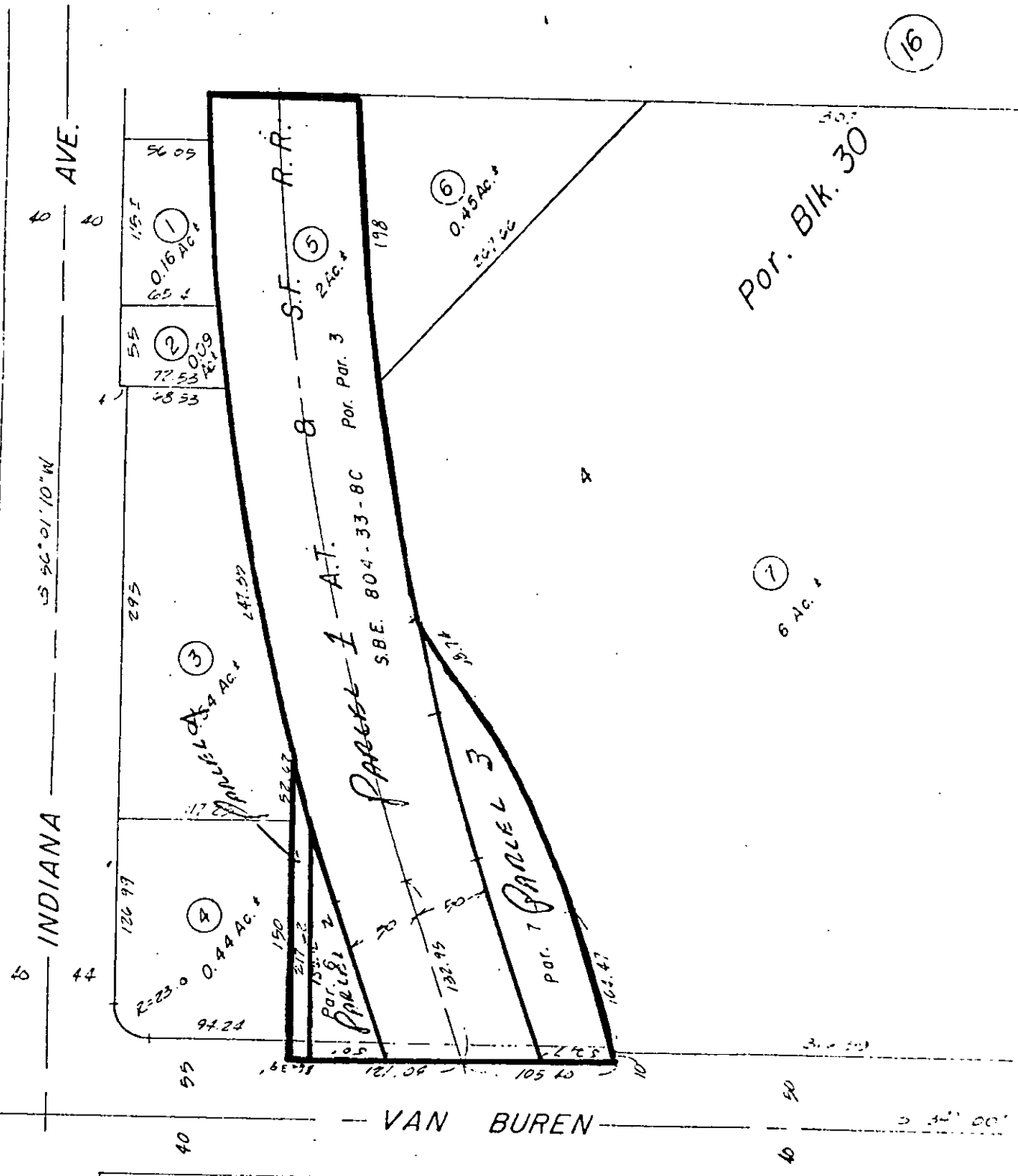


NOTE: In connection with a future application for title insurance covering said land, reissue credit on premium charges (if applicable at all) will be allowed only upon the original face amount of insurance as stated in Schedule A of said Policy.



16

06



Por. Bk. 30

①
6 Ac. ±

⑥
0.45 Ac. ±

①
0.16 Ac. ±
②
0.039 Ac. ±

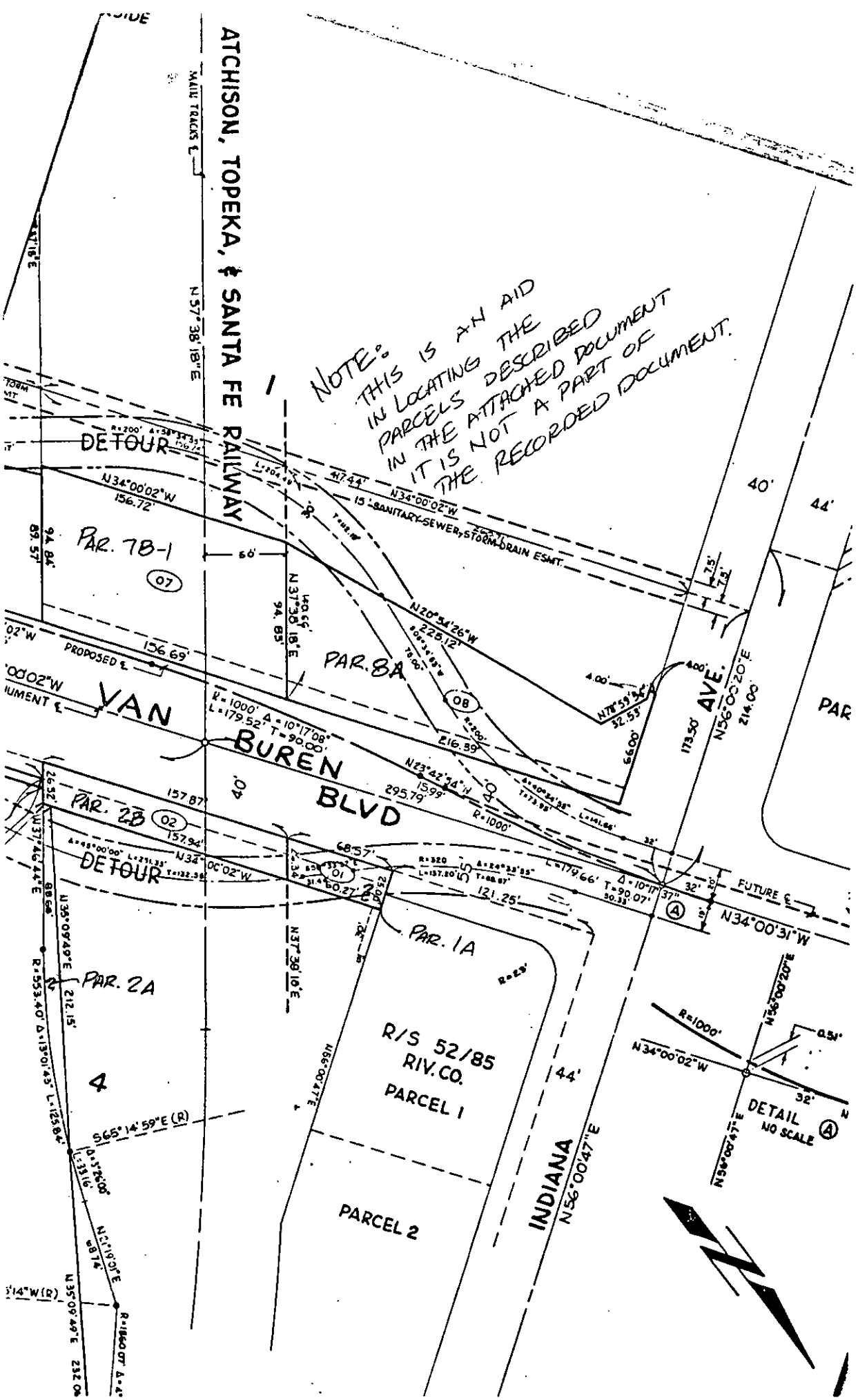
③
0.44 Ac. ±

④
0.44 Ac. ±

⑤
2.46 ±

DATA: S.B.E. 804-33-8C Par. 6, 7, Par. 3
 R.S. 14/13
 R.S. 29/22
 R.S. 52/85
 DEED 43918 5/61

BK.
234



• 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" = NTS DRAWN BY GPH DATE 7/4/79 SUBJECT VAN BUREN UNDERPASS