

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

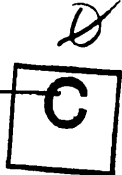
REDEVELOPMENT AGENCY OF  
THE CITY OF RIVERSIDE

AND WHEN RECORDED MAIL TO:

CITY CLERK  
CITY OF RIVERSIDE  
3900 MAIN STREET  
RIVERSIDE CA 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			22						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
2 NCHG CC						T:	CTY	UNI	028

Space above this line for recorder's use only



TRA:  
DTT:

**GRANT DEED WITH RESERVATION OF EASEMENT**  
**Re-recorded to correct legal description, add missing plat, correct return address and document sequence**

D - 16208

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

OFFICE 2007

DEVELOPMENT DEPARTMENT

UNITED TITLE COMPANY

DOC # 2007-0720096

11/29/2007 08:00A Fee:NC

Page 1 of 18

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Redevelopment Agency of the City of Riverside 3900 Main Street, Fifth Floor Riverside, California 92522 Attention: Executive Director

50713232-61

APN - 233-062-023 5

TUA - 009 - 139

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			16						
M	A	L	485	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC						T:	CTY	UNI	025

Exempt from Recordation Fee per Gov. Code § 27383

DOCUMENTARY TRANSFER TAX IS \$ exempt

Computed on the consideration or value of property conveyed, OR

Computed on the consideration or value less liens or encumbrances remaining at time of sale.



GRANT DEED WITH RESERVATION OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT VACCHER, an unmarried man, as to an undivided one-half (1/2) interest, and ANITA HUSTED, a married woman, as to an undivided one-half (1/2) interest, as tenants in common (collectively "Grantor") hereby grant "AS-IS," "WHERE-IS," "WITH ALL FAULTS" to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body, corporate and politic (the "Grantee"), that certain real property located in the City of Riverside, County of Riverside, State of California, consisting of Eleven Thousand One Hundred Twenty-Seven square feet (11,127 sq. ft.), and more particularly described in the legal description and plat map attached hereto as Exhibit "A" incorporated herein by this reference ("Property"), subject to the reservation of easement herein, all other easements, encumbrances, covenants, and other matters of record or apparent by a physical inspection of the Property.

RESERVATION OF EASEMENT

Grantor hereby reserves a non-exclusive perpetual easement for the access, ingress, egress, and circulation of pedestrians and vehicles on, over, and about certain portions of the Property more particularly described in the legal description and plat map attached hereto as Exhibit "B" (the "Easement Area"). Said Easement Area shall be for the benefit of that certain real property located adjacent to the Property in the City of Riverside, County of Riverside, State of California, and more particularly described in the legal description attached hereto as

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Exhibit "C" (the "Benefited Area"). Without limiting the foregoing, the Easement Area may be used by any member of the public seeking access to the Benefited Area including officers, officials, employees, customers, guests, and invitees of the owner(s) of the Benefited Area.

Grantee shall not use the Easement Area for any purpose that would impede the use of the Easement Area for the purposes herein granted, including but not limited to parking of vehicles within the Easement Area.

Grantee shall maintain the Easement Area. The word "maintain" shall mean without limitation: (i) maintaining the surfaces in a level, smooth, and evenly covered condition with the type of surfacing material originally installed or such substitute as shall, in all respects, be equal in quality, use, and durability; (ii) periodically removing all papers, debris, filth, and refuse, and washing or thoroughly sweeping the area to the extent reasonably necessary to keep said area in a neat, clean, and orderly conditions; (iii) placing, keeping in repair, and replacing any necessary directional signs, markers, and lines. If Grantee fails to maintain the Easement Area as provided herein, Grantor shall have an easement over the Property for the purpose of performing all reasonably necessary maintenance within the meaning of this provisions at Grantee's expense, payable to Grantor within five (5) business days of receipt of notice of completion of such maintenance; provided, however, that Grantee must be given no less than ten (10) days prior written notice before Grantor may exercise such rights, during which period Grantee may cure, or for those maintenance obligations that cannot be cured within ten (10) days, Grantee may commence cure and diligently see such cure to completion. In the event that Grantee fails to reimburse Grantor for the completion of the maintenance required herein within the five (5) business day-period, such sums shall thereafter bear interest at the maximum non-usurious rate permitted by law. Until paid, these costs, including interest on attorney's fees incurred for the enforcement of such maintenance, shall be a lien on the Property.

Grantee hereby covenants and declares that the Property shall be subject to the easement reserved in the Easement Area in perpetuity, and that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Easement Area as set forth herein, which is for the express benefit of Grantor and Grantor's successors and assigns and the Benefited Area. The easement reserved herein in the Easement Area shall run with the land and shall be binding upon all persons and entities having any right, title, or interest in the Property, or any part thereof, their heirs, successive owners and assigns. The easement reserved herein in the Easement Area shall inure to the benefit of the Grantor and its successors and assigns and shall be binding upon Grantee and its successors and assigns, and may be enforced by Grantor and its successors and assigns. Grantee hereby expressly covenants and declares its understanding and intent that the burden of the easement reserved by the Easement Area set forth herein touches and concerns the land and that Grantee's interest in the property is rendered less valuable thereby. Grantee hereby further covenants and declares its understanding and intent that the benefit of the easement reserved herein by the Easement Area touches and concerns the land by enhancing and increasing the enjoyment and use of the Benefited Area. In amplification and not in restriction of the foregoing, it is intended that Grantor and its successors and assigns and the Benefited Area is deemed the beneficiary of the covenants and reservations provided herein and all such covenants and reservations shall run with the land, and that this Grant Deed with Reservation of Easement is designed to create equitable servitudes and

covenants running with the Property in accordance with the provisions of California Civil Code Section 1468.

IN WITNESS WHEREOF, the Grantor and Grantee have signed this Grant Deed With Reservation Of Easement as of the date set opposite their signatures.

"GRANTOR"

ROBERT VACCHER, an unmarried man

Dated: \_\_\_\_\_

By: \_\_\_\_\_

ANITA HUSTED, a married woman

Dated: \_\_\_\_\_

By: \_\_\_\_\_

"GRANTEE"

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body corporate and politic

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Executive Director

ATTEST

\_\_\_\_\_  
Agency Secretary

APPROVED AS TO FORM:  
LEIBOLD McCLENDON & MANN, P.C.

David H. Mann  
David H. Mann, Special Counsel

covenants running with the Property in accordance with the provisions of California Civil Code Section 146B.

IN WITNESS WHEREOF, the Grantor and Grantee have signed this Grant Deed With Reservation Of Easement as of the date set opposite their signatures.

"GRANTOR"

Dated: 4/11/2008

ROBERT VACCHER, an unmarried man

By: Robert Vaccher

ANITA HUSTED, a married woman

Dated: 4/18/2008

By: Anita Husted

"GRANTEE"

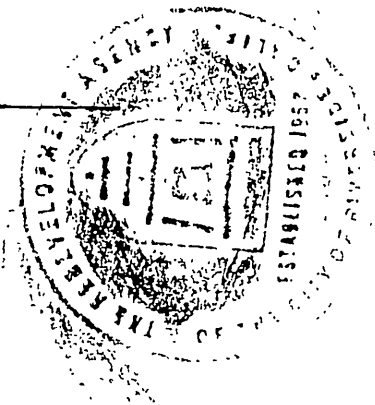
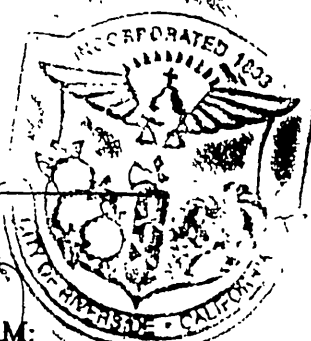
REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body corporate and politic

Dated: May 30, 2008

By: Michael J. Beck  
Executive Director  
Michael J. Beck

ATTEST

Colleen J. Nicol  
Agency Secretary  
Colleen J. Nicol



APPROVED AS TO FORM:  
LEIBOLD McLENDON & MANN, P.C.

David H. Mann  
David H. Mann, Special Counsel

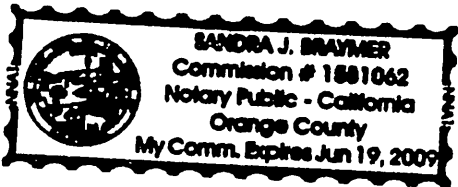
STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On April 11 2008, before me, Sandra J. Braymer, Notary Public,  
personally appeared Robert G. Kacher

Robert G. Kacher who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Sandra J. Braymer  
Notary Public

[SEAL]

colorado  
STATE OF CALIFORNIA )  
COUNTY OF Adams ) ss.  
)

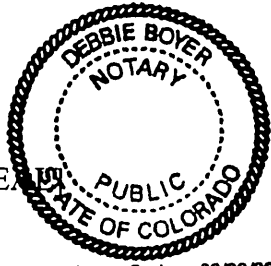
On 4/18 2008, before me, Debbie Boyer, Notary Public,  
personally appeared Anita Nusted

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ <sup>Colorado</sup> that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



[SEAL]

My Commission Expires: 08/29/2008

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside }

On 6/2/2008 before me, Hannah Dustin, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Michael J. Beck and Colleen J. Nicol  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Hannah Dustin  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant Deed with Reservation of Easement

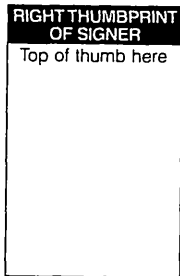
Document Date: May 30, 2008 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Robert Vaccher, Anita Husted, Heriberto Diaz

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

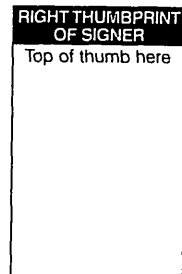
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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covenants running with the Property in accordance with the provisions of California Civil Code Section 1468.

IN WITNESS WHEREOF, the Grantor and Grantee have signed this Grant Deed With Reservation Of Easement as of the date set opposite their signatures.

"GRANTOR"

Dated: 11/20/2007

ROBERT VACCHER, an unmarried man

By: Robert Vaccher

ANITA HUSTED, a married woman

Dated: 11/19/07

By: Anita Husted

"GRANTEE"

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body corporate and politic

Dated: November 27, 2007

By: Michael J. [Signature]  
Executive Director

ATTEST

[Signature]  
Agency Secretary

APPROVED AS TO FORM:  
LEIBOLD McLENDON & MANN, P.C.

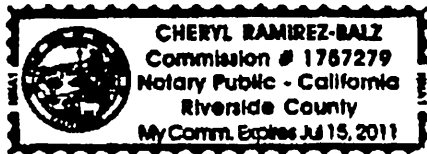
[Signature]  
For David H. Mann, Special Counsel

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside } ss.

On November 27, 2007 before me, Cheryl Ramirez-Balz Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Michael J. Beck and Colleen J. Nicol  
Name(s) of Signer(s)



# 1757279  
 exp. 7 15 11

Place Notary Seal Above

personally known to me

~~I proved to me on the basis of satisfactory evidence~~  
 to be the person(s) whose name(s) is/are subscribed  
 to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in his/her/their  
 authorized capacity(ies), and that by his/her/their  
 signature(s) on the instrument the person(s), or the  
 entity upon behalf of which the person(s) acted,  
 executed the instrument.

WITNESS my hand and official seal

*[Signature]*  
 Sign (Type of Notary Public)

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant Deed with Reservation of Easement

Document Date: 11-27-07 Number of Pages: 19 incl. this page

Signer(s) Other Than Named Above: Heriberto Diaz, David H. Mann, Robert Vaccher and Anita Trused

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of ~~California~~ COLORADO )  
County of ADAMS ) SS

On NOV. 19 2007, before me, BECKY REDDING, Notary Public,  
personally appeared ANITA HUSTED  
NAME(S) OF SIGNER(S)

personally known to me —OR—

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.



Witness my hand and official seal.

Becky Redding  
SIGNATURE OF NOTARY

**OPTIONAL**

Although the data below is OPTIONAL, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

<p><b>Capacity claimed by signer:</b></p> <p><input checked="" type="checkbox"/> Individual  <input type="checkbox"/> Corporate Officer(s)  <input type="checkbox"/> Partner(s)                    <input type="checkbox"/> General   <input type="checkbox"/> Limited  <input type="checkbox"/> Attorney-in-fact  <input type="checkbox"/> Trustee(s)  <input type="checkbox"/> Guardian/Conservator  <input type="checkbox"/> Other:</p> <p><b>Signer is representing:</b>  Name of Person(s) or Entity(ies)</p> <p>_____</p> <p>_____</p>	<p><b>Description of Attached Document:</b></p> <p><u>Grant deed with Reservation of Easement</u>  Title or Type of Document</p> <p><u>16</u>  Number of Pages</p> <p><u>11/19/07</u>  Date of Document</p> <p>_____  Signer(s) Other Than Named Above</p>
--	--

GENERAL ACKNOWLEDGEMENT

State of California

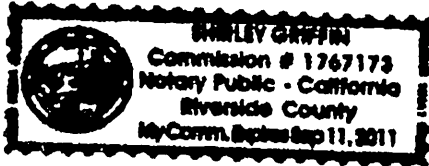
County of San Bernardino ss

On 11-20-07 before me Shirley Grittin  
(date) (name)

a Notary Public in and for said State, personally appeared

Robert G Vaccher  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



# 1767173  
exp. 9-11-11

WITNESS my hand and official seal.

[Signature]  
Signature

CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/27/07

APPROVED AND ACCEPTED:  
[Signature]  
CITY CLERK

CITY OF RIVERSIDE

By [Signature]

Attest: [Signature]  
Agency Secretary

OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER  
( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title  
Title  
( ) Guardian/Conservator  
(X) Individual(s)  
( ) Trustee(s)  
( ) Other  
( ) Partner(s)  
( ) General  
( ) Limited  
The party(ies) executing this document is/are representing:

EXHIBIT A

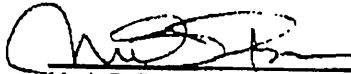
ANDREW STREET

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THE SOUTHEASTERLY ONE-HALF OF ANDREW STREET, FORMERLY CANAL AVENUE AS SHOWN BY MAP OF THE VILLAGE OF ARLINGTON ON FILE IN MAP BOOK 1, PAGE 62 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA BOUNDED AS FOLLOWS:

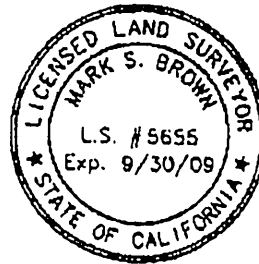
ON THE SOUTHWEST BY A LINE THAT IS PARALLEL AND 79.5 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN ON RECORD OF SURVEY ON FILE IN RECORD OF SURVEY BOOK 54, PAGE 86 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

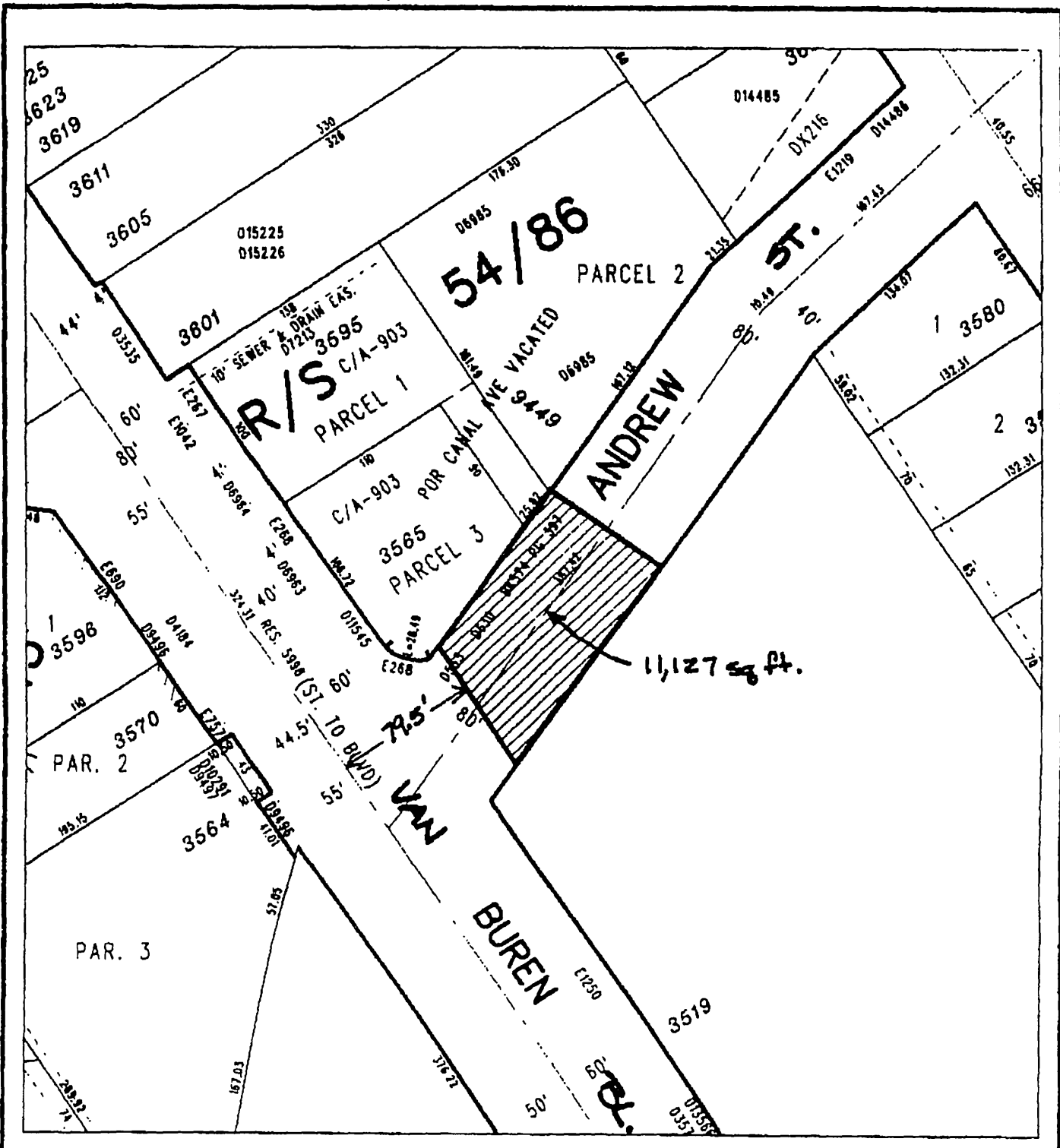
ON THE NORTHEAST BY A LINE THAT EXTENDS SOUTHEASTERLY AT RIGHT ANGLE TO THE CENTERLINE OF ANDREW STREET FROM THE SOUTHEAST CORNER OF PARCEL 3 OF SAID RECORD OF SURVEY TO THE SOUTHEASTERLY LINE OF SAID ANDREW STREET.

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

  
Mark S. Brown, L.S. 5655  
License Expires 9/30/09

11/13/07 Date Prep. \_\_\_\_\_





◆ 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" = 80'    Drawn by: bmark    Date: 05/22/07    22-10    Subject: Andrew Street Acquisition



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**EXHIBIT "B"**  
**EASEMENT AREA**  
(Attached)

**EXHIBIT B**

**EASEMENT**

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTH EASTERLY ONE-HALF OF ANDREW STREET, FORMERLY CANAL AVENUE AS SHOWN BY MAP OF THE VILLAGE OF ARLINGTON ON FILE IN MAP BOOK 1, PAGE 62 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA DESCRIBED AS FOLLOWS:

A STRIP OF LAND 25 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN BY RECORD OF SURVEY ON FILE IN RECORD OF SURVEY BOOK 54, PAGE 86 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 55°56'58" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 A DISTANCE OF 31.5 FEET TO A LINE THAT IS PARALLEL AND 31.5 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINES OF SAID PARCELS 1 AND PARCEL 3 AS SHOWN ON SAID RECORD OF SURVEY;


THENCE SOUTH 34° 01'15" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 172.20 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 80.00 FEET;

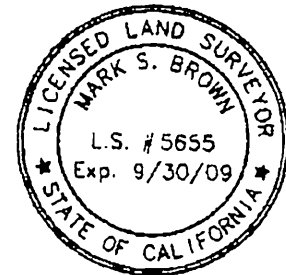
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°39'32", A DISTANCE OF 30.24 FEET TO A LINE THAT IS PARALLEL AND 31.5 FEET SOUTHWESTERLY FROM A LINE THAT EXTENDS SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF ANDREW STREET FROM THE SOUTHEAST CORNER OF SAID PARCEL 3;

THENCE SOUTH 55°40'47" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 70.72 FEET TO THE SOUTHEASTERLY LINE OF SAID ANDREW STREET;

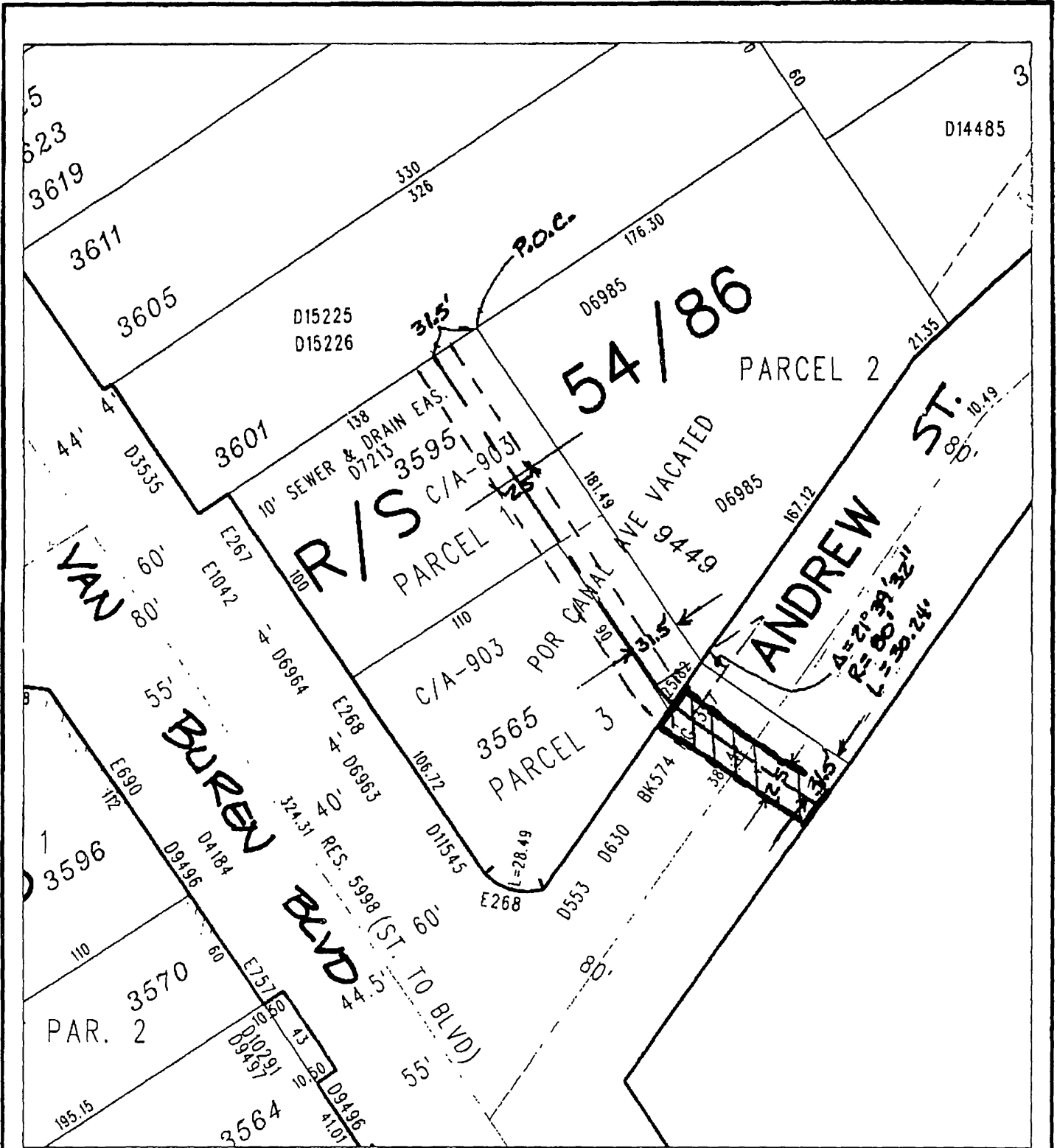
THE SIDELINE OF SAID 25 FOOT STRIP TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHEASTERLY AND NORTHWESTERLY LINES OF SAID SOUTH EASTERLY ONE-HALF OF ANDREW STREET.

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

 11/2/07 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/09







◆ 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" = 80'

Drawn by: bmark

Date: 05/22/07

Subject: Andrew Street Acquisition

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**EXHIBIT "C"**  
**BENEFITED AREA**

(Attached)

**[Legal Description to Grantor's Parcels Adjacent to Property]**

**EXHIBIT C**

**PARCEL 1 (APN 233-062-023)**

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 10 IN BLOCK 25 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, SOUTH 55° 32' 00" WEST 329.60 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, NORTH 34° 28' 00" WEST 257.10 FEET;

THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 32° 44' 00" EAST 40.00 FEET;

THENCE NORTH 39°23'00" EAST 36.00 FEET;

THENCE NORTH 51°02'00" EAST 36.00 FEET;

THENCE NORTH 55° 27' 00" EAST 222.50 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 10;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 34° 26' 00" EAST 285.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 30, 1956 IN BOOK 1965 PAGE 32 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 23, 1959, IN BOOK 2568, PAGE 440 AS INSTRUMENT NO. 90923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE IN DEED RECORDED SEPTEMBER 3, 1993 AS INSTRUMENT NO 348767 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA RECORDED AUGUST 30, 1956, IN BOOK 1965 PAGE 32 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 50 FEET AND HAVING A TOTAL ARC LENGTH OF 73.99 FEET; SAID WESTERLY TERMINUS OF SAID CURVE ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 10;

THENCE TANGENT TO SAID CURVE AND ALONG SAID SOUTHWESTERLY LINE NORTH  $33^{\circ} 38' 51''$  WEST 135.00 ;

THENCE AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE NORTH  $56^{\circ} 21' 09''$  EAST 150.00 FEET;

THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE SOUTH  $33^{\circ} 38' 51''$  EAST 194.34 FEET TO A POINT IN THE AFOREMENTIONED NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH  $61^{\circ} 34' 15''$  WEST 104.98 FEET TO THE EASTERLY TERMINUS OF THE AFOREMENTIONED CURVE IN SAID NORTHWESTERLY LINE;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $84^{\circ} 46' 54''$  AN ARC LENGTH OF 73.99 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (APN No. 233-062-024)**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 10 IN BLOCK 25 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA RECORDED AUGUST 30, 1956, IN BOOK 1965 PAGE 32 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS BEING CONCAVED NORTHERLY, HAVING A RADIUS OF 50 FEET AND HAVING A TOTAL ARC LENGTH OF 73.99 FEET; SAID WESTERLY TERMINUS OF SAID CURVE ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 10;

THENCE TANGENT TO SAID CURVE AND ALONG SAID SOUTHWESTERLY LINE NORTH  $33^{\circ} 38' 51''$  WEST 135.00 FEET;

THENCE AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE NORTH  $56^{\circ} 21' 09''$  EAST 150.00 FEET;

THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE SOUTH 33° 38' 51" EAST 194.34 FEET TO A POINT IN THE AFOREMENTIONED NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA;

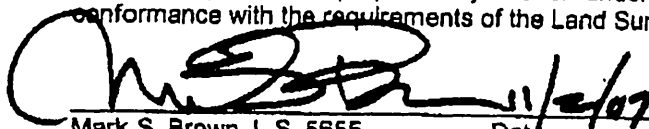
THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 61°34' 15" WEST 104.98 FEET TO THE EASTERLY TERMINUS OF THE AFOREMENTIONED CURVE IN SAID NORTHWESTERLY LINE;

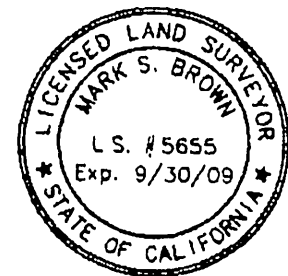
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 46' 54" AN ARC LENGTH OF 73.99 FEET TO THE POINT OF BEGINNING;

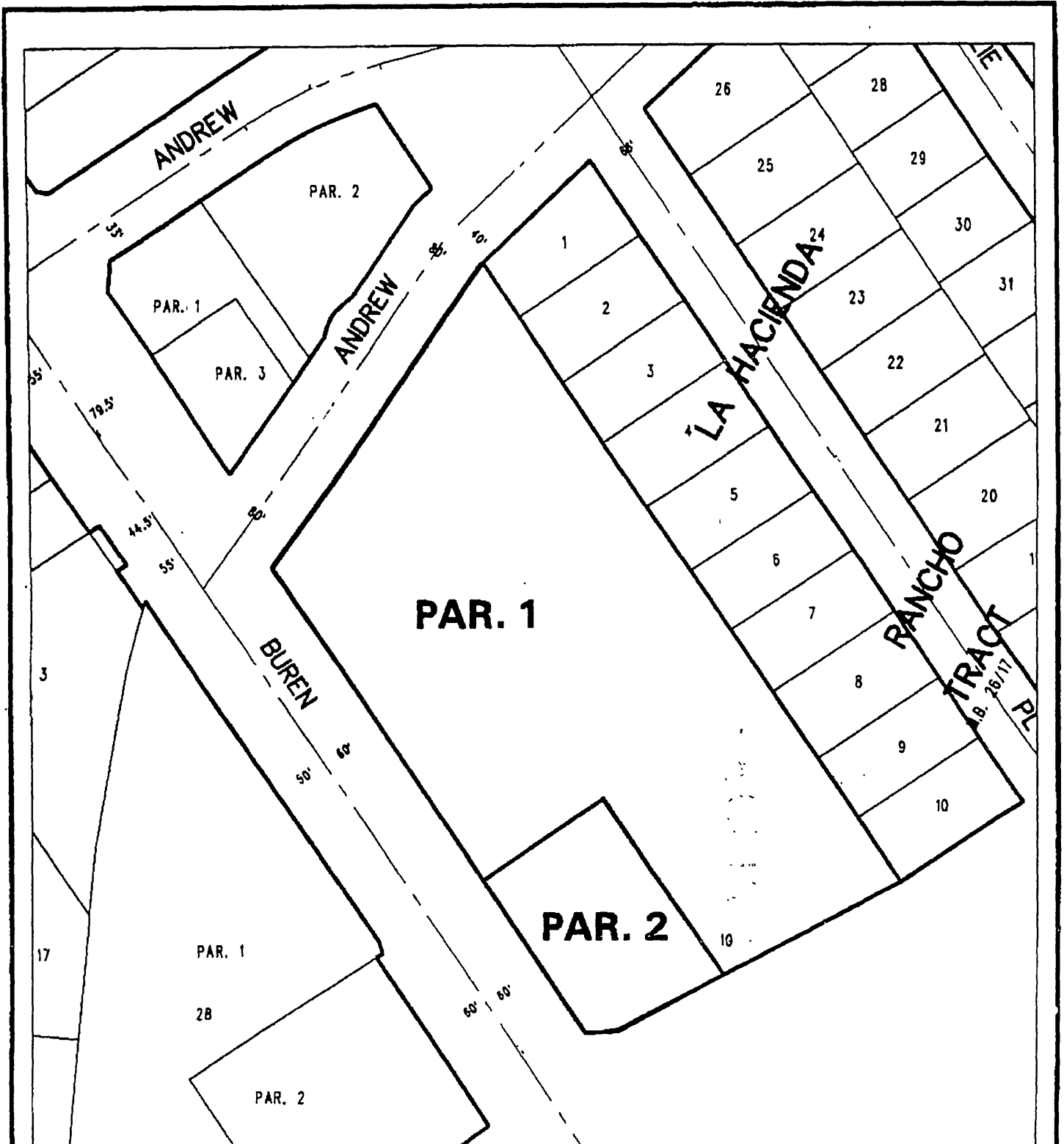
EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED OCTOBER 23, 1959, IN BOOK 2568, PAGE 440 AS INSTRUMENT NO. 90923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE IN DEED RECORDED SEPTEMBER 3, 1993 AS INSTRUMENT NO. 348767 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

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

  
Mark S. Brown, L.S. 5655                      Date 11/2/07 Prep. \_\_\_\_\_  
License Expires 9/30/09





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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" = 120'

Drawn by: bmark

Date: 12/11/07

Subject: P07-1117

16208