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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



When Recorded Mail To:

Riverside City Attorney's Office

3900 Main Street

Riverside, CA 92522

Ref: CA# L10-0223.3

This instrument is for the benefit of the City of Riverside and is exempt from recording fees (Government Code § 27383¹)

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JUDGMENT AND FINAL ORDER OF CONDEMNATION
CASE NO. RIC10022394



D-16923

¹ Government Code § 27383: "No fee shall be charged by the recorder for services rendered to the State, to any municipality, county in the State or other political subdivision thereof, except for making a copy of a paper or record."

16923

AUG 07 2013

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AUG 12 2013

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

AUG 7 2013

[Handwritten signature]

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12 SUPERIOR COURT OF CALIFORNIA
13 COUNTY OF RIVERSIDE

14 CITY OF RIVERSIDE, a California charter city and) Case Nos. RIC10022394 MF
15 municipal corporation,) RIC10022420
16 Plaintiff,) Assigned for Case Management Purposes
17 vs.) to Dept. 4
18 PSIP MAGELLAN RIVERSIDE I LLC; et al,) **JUDGMENT AND FINAL ORDER OF**
19 Defendants.) **CONDEMNATION**
20) APNs: 247-170-030
21) 247-170-040
22)
23) AND CONSOLIDATED CASE)
24) Complaint Filed: 11/18/2010
25)

23 This Judgment and Final Order of Condemnation is hereby made following disposition
24 through the court proceedings described below of all parties and property interests alleged in the
25 Complaint in Eminent Domain.

26 IT IS HEREBY FOUND AND DETERMINED:

27 1. Pursuant to its Charter, sections 37350.5 and 40404 of the Government Code of
28 the State of California, section 4090 of the Streets and Highways Code of the State of California,

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567



1 section 1240.010 of the Code of Civil Procedure of the State of California, and Article I, section
2 19 of the Constitution of the State of California, plaintiff City of Riverside is authorized to
3 acquire real property or interests therein for public uses and purposes, to wit: to construct a grade
4 separation across the existing Burlington Northern Santa Fe railroad tracks at Iowa Avenue,
5 between Palmyrita Avenue and Spring Street.

6 2. Plaintiff City of Riverside ("City") commenced this eminent domain case
7 (RIC10022394) and the related case (RIC10022420), which were consolidated into one action,
8 to condemn the following property interests which are legally described in the attached exhibit
9 "A":

10	<u>APN</u>	<u>Interest to be Acquired</u>
11	247-170-030	Slope easement, temporary construction easements, 12 waterline facilities easement
13	247-170-040	Street easement, slope easement, temporary 14 construction easements; waterline facilities easement

15 3. After a duly noticed public hearing and an opportunity to be heard in compliance
16 with Code of Civil Procedure section 1245.235, on November 16, 2010, plaintiff's City Council
17 adopted Resolution Numbers 22123 and 22125 authorizing plaintiff to acquire the property
18 described in the attached exhibit "A" by eminent domain (collectively "Subject Property"). In
19 compliance with sections 1245.220 and 1245.230 of the Code of Civil Procedure, the City
20 Council found and determined that: (a) the public interest and necessity require the proposed
21 project, (b) the proposed project is planned and located in the manner that will be the most
22 compatible with the greatest public good and least private injury, (c) the acquisition and taking of
23 interests in the property sought to be acquired are necessary for the Project, and (d) the offer
24 required by section 7267.2 of the Government Code has been made to the owners of record of
25 the Subject Property.

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1 4. Plaintiff named the following defendants this eminent domain action
 2 (RIC10022394) and the consolidated action (RIC10022420):
 3

<u>Defendant Name</u>	<u>Property Interest</u>
PSIP Magellan Riverside I LLC	Owner
Pacific Bell Telephone Company fka Pacific Telephone and Telegraph Company	Easement Holder
Southern California Edison Company	Easement Holder
GIE/Riverside, LLC	Lessor
Ancon Marine	Lessee
Tsui Su S. Lin, Trustee of the Pi Chao Yeh 1994 Trust for Issue dated August 24, 1994	Deed of Trust Trustor
Oakmont Riverside Hunter Park, LLC	Easement Holder
Stewart Title of California, Inc.	Deed of Trust Trustee
Far East National Bank	Deed of Trust Beneficiary
Tsui South S. Lin, Trustee	Possible Claimant
East West Bank as Successor In Interest to United Commercial Bank	Possible Claimant
American Lighting Industry Inc. dba American Lighting	Lessee
All Persons Unknown Claiming an Interest in the Property	Possible Claimant

20 5. The following defendants filed disclaimers on the dates indicated below and are
 21 entitled to no compensation:

<u>DEFENDANT</u>	<u>DATE OF FILING</u>
Stewart Title of California, Inc.	December 8, 2010
Far East National Bank	December 28, 2010
East West Bank as Successor In Interest to United Commercial Bank	March 30, 2011

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 28 ///



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1 6. The following defendants have been regularly served with process herein and
2 having failed to appear or answer within the time allowed by law, had their defaults taken on the
3 dates indicated below:

4	<u>DEFENDANT</u>	<u>DATE OF FILING</u>
5	GIE/Riverside, LLC	January 31, 2011
6	Ancon Marine	January 31, 2011
7	Tsui Su S. Lin, Trustee of the Pi Chao Yeh 8 1994 Trust for Issue dated August 24, 1994	August 9, 2011
9	Oakmont Riverside Hunter Park, LLC	February 17, 2011
10	Tsui South S. Lin, Trustee	August 9, 2011
11	All Persons Unknown Claiming an 12 Interest in the Property	October 5, 2011

13 7. On August 1, 2011, a Stipulation and Order for Interlocutory Judgment was
14 entered as to defendant Southern California Edison Company.

15 8. On April 30, 2012, an Order for Interlocutory Judgment in Condemnation was
16 entered as to defendant Pacific Bell Telephone Company.

17 9. On June 13, 2013, a Stipulation for Entry of Final Judgment in Condemnation
18 (“Stipulation”) was made and entered as to defendant PSIP Magellan Riverside I, LLC
19 (hereinafter “PSIP”).
20

21 10. On June 13, 2013, this court entered the Final Judgment in Condemnation re PSIP
22 (“PSIP Judgment”).

23 11. Pursuant to the Stipulation and PSIP Judgment, the total amount of just
24 compensation to be paid by plaintiff to PSIP is \$1,250,000 plus statutory interest, as well as costs
25 in the amount of \$19,329.43 (“Award”). The Award was paid by the City to PSIP on July 8,
26 2013.
27

28 12. On July 19, 2013, this court entered the Final Order of Condemnation re PSIP.

1 13. On November 17, 2010, plaintiff deposited with the Office of the Treasurer for
2 the state of California the amount of Four Hundred Thirty-eight Thousand Dollars (\$438,000.00)
3 as a deposit of probable just compensation for the property sought to be acquired in this eminent
4 domain action (RIC10022394). On or about March 8, 2011, the sum of \$438,000.00 was
5 withdrawn by PSIP.

6 14. On November 17, 2010, plaintiff deposited with the Office of the Treasurer for
7 the state of California the amount of Eighty-five Thousand Two Hundred Dollars (\$85,200.00)
8 as a deposit of probable just compensation for the property sought to be acquired in the
9 consolidated action (RIC10022420). On or about March 8, 2011, the sum of \$85,200.00 was
10 withdrawn by PSIP.

11 15. No funds remain on deposit with the State's Treasurer's Office for APNs 247-
12 170-030 and 247-170-040.

13 16. An Order of Prejudgment Possession ("OPP") became effective in and to the
14 property described in the attached exhibit 'A' on April 16, 2011.

15 17. The use for which an interest in and to the property described in the attached
16 exhibit "A" is being acquired is a use authorized by law and the acquisition of said interest is
17 necessary to said use.

18 NOW THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED that judgment in
19 condemnation is hereby made in favor of the City of Riverside. The following defendants are
20 entitled to no compensation or damages: Pacific Bell Telephone Company fka Pacific Telephone
21 and Telegraph Company; Southern California Edison Company; GIE/Riverside, LLC; Ancon
22 Marine, Tsui Su S. Lin, Trustee of the Pi Chao Yeh 1994 Trust for Issue dated August 24, 1994;
23 Oakmont Riverside Hunter Park, LLC; Stewart Title of California, Inc.; Far East National Bank;
24 Tsui South S. Lin, Trustee; East West Bank as Successor In Interest to United Commercial Bank;
25 All Persons Unknown Claiming an Interest in the Property.

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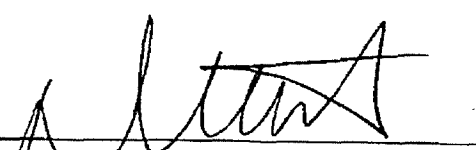
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WHEREFORE THE COURT NOW MAKES THE FOLLOWING ORDER OF
CONDEMNATION:

The interests of defendants Pacific Bell Telephone Company fka Pacific Telephone and
Telegraph Company; Southern California Edison Company; GIE/Riverside, LLC; Ancon
Marine, Tsui Su S. Lin, Trustee of the Pi Chao Yeh 1994 Trust for Issue dated August 24, 1994;
Oakmont Riverside Hunter Park, LLC; Stewart Title of California, Inc.; Far East National Bank;
Tsui South S. Lin, Trustee; East West Bank as Successor In Interest to United Commercial Bank;
All Persons Unknown Claiming an Interest in the Property, in the real property described in the
attached exhibit 'A' are hereby condemned for the public use and purpose described in the
complaint herein, to wit, to construct a grade separation across the existing Burlington Northern
Santa Fe railroad tracks at Iowa Avenue, between Palmyrita Avenue and Spring Street, plaintiff
to take title to the interest(s) of said defendants in said real property together with all
improvements thereon in which said defendant has an interest, and except as otherwise described
in the attached exhibit "A," free and clear of any and all liens, encumbrances, easements, and
leaseholds of whatever kind or nature.

The interests condemned to the City of Riverside in and to Assessor's Parcel Numbers
247-170-030 and 247-170-040 are legally described in Exhibit 'A' hereto.

DATED: 8-09, 2013 
JUDGE OF THE SUPERIOR COURT

Daniel A. Ottolia

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Exhibit A



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IOWA AVENUE OVERPASS
POR. APN: 247-170-030
Slope Easement

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

That portion of Parcel 1 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Parcel 1, also being the Southwest corner of Parcel 4 of said Parcel Map 31897;

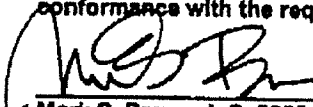
Thence S.89°25'54"E. along the Northerly line of said Parcel 1, a distance of 11.64 feet;

Thence S.03°22'41"W., a distance of 235.71 feet to the Westerly line of said Parcel 1;

Thence N.00°32'48"E. along said Westerly line, a distance of 235.42 feet to the point of beginning.

The above described parcel of land contains 1,371 square feet, more or less.

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 9/30/11

3/2/10
Date

Prep. E.V.



IOWA AVENUE OVERPASS
POR. APN: 247-170-030
TEMPORARY CONSTRUCTION EASEMENT

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

That portion of Parcel 1 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, lying within a strip of land 10.00 feet in width, the Easterly line being described as follows:

Commencing at the Northwest corner of said Parcel 1, also being the Southwest corner of Parcel 4 of said Parcel Map 31897;

Thence S.89°25'54"E. along the Northerly line of said Parcel 1, a distance of 21.66 feet to the Point of Beginning of said Easterly line description;

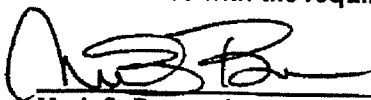
Thence S.03°22'41"W., a distance of 309.90 feet to the Southwesterly line of said Parcel 1;

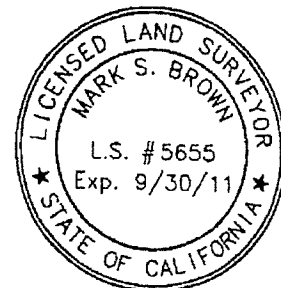
The sidelines of said strip of land 10.00 feet wide shall be prolonged or shortened to terminate in the Southwesterly, Westerly and the Northerly line of said Parcel 1.

The above described parcel of land contains 2,945 square feet, more or less.

This temporary easement and right-of-way shall terminate 16 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

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 10/5/2010 Date Prep. E.V.
License Expires 9/30/11



Iowa Over Pass
APN: 247-170-030
T.C.E.

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

That portion of Parcel 1 of Parcel Map 31897, as shown by map on file in Book 210 of Parcel Maps at Pages 38 through 40 thereof, Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of said Parcel 1, said corner also being the Southwest corner of Parcel 4 as shown on said Parcel Map 31897;

Thence S.89°25'54"E. along the Northerly line of said Parcel 1, also being the Southerly line of said Parcel 4, a distance of 50.37 feet to the Point of Beginning of the parcel of land to be described;


Thence S.04°42'56"W., a distance of 230.72 feet to a point of cusp;

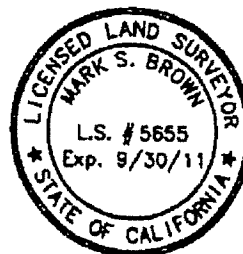
Thence N.07°32'48"E., a distance of 231.83 feet to a point on said Northerly line distant 61.85 feet Easterly measured along said Northerly line from the Northwest corner of said Parcel 1;

Thence N.89°25'54"W., a distance of 11.48 feet to the point of beginning.

The above described parcel of land contains 1,321 square feet, more or less.

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

 10/9/09 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



IOWA AVENUE OVERPASS
POR. APN: 247-170-040
Public Street & Highway Esmt.

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

Parcel "A"

That portion of Parcel 4 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, more particularly described as Parcel "C" of Lot Line Adjustment No. LL-P05-0481 recorded September 15, 2005 as Document No. 763248, Official Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of Parcel 1 of said Parcel Map 31897, also being the Southwest corner of said Parcel 4;

Thence N.00°32'48"E. along the Westerly line of said Parcel 4, a distance of 69.16 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing N.00°32'48"E. along said Westerly line, a distance of 183.30 feet;

Thence Easterly along said Westerly line on a non-tangent curve concave Southeasterly having a radius of 35.00 feet, through an angle of 52°18'07", an arc length of 31.95 feet (the initial radial line bears N.58°27'18"W.) to a point of reverse curvature on said Westerly line;

Thence Northeasterly along said Westerly line on a curve concave Northwesterly having a radius of 85.00 feet, through an angle of 06°02'20", an arc length of 8.96 feet (the initial radial line bears S.06°09'11"E.) to a point of cusp;

Thence S.46°51'12"W., a distance of 28.02 feet;

Thence Southerly on a non-tangent curve concave Westerly having a radius of 2058.50 feet, through an angle of 01°24'52", an arc length of 50.82 feet (the initial radial line bears S.84°43'14"E.) to a point of reverse curvature;

Thence Southerly on a curve concave Easterly having a radius of 1941.50 feet, through an angle of 03°53'41", an arc length of 131.98 feet (the initial radial line bears N.83°18'22"W.) to the point of beginning.

The above described parcel of land contains 1,441 square feet, more or less.



Parcel "B"

That portion of Parcel 4 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, more particularly described as Parcel "C" of Lot Line Adjustment No. LL-P05-0481 recorded September 15, 2005 as Document No. 763248, Official Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of Parcel 1 of said Parcel Map 31897, also being the Southwest corner of said Parcel 4;

Thence N.00°32'48"E. along the Westerly line of said Parcel 4, a distance of 252.46 feet;

Thence Easterly along said Westerly line on a non-tangent curve concave Southeasterly having a radius of 35.00 feet, through an angle of 52°18'07", an arc length of 31.95 feet (the initial radial line bears N.58°27'18"W.) to a point of reverse curvature on said Westerly line;

Thence Northeasterly along said Westerly line on a curve concave Northwesterly having a radius of 85.00 feet, through an angle of 38°06'55", an arc length of 56.55 feet (the initial radial line bears S.06°09'11"E.) to the Point of Beginning of the parcel of land to be described;

Thence the following eight (8) courses along said Westerly line and Northerly line of said Parcel 4;

Northerly on a curve concave Westerly having a radius of 85.00 feet, through an angle of 74°37'23", an arc length of 110.71 feet (the initial radial line bears S.44°16'08"E.);

N.28°53'29"W., a distance of 78.66 feet;

Northerly on a curve concave Easterly having a radius of 150.00 feet, through an angle of 29°26'17", an arc length of 77.07 feet;

N.00°32'48"E., a distance of 177.70 feet;

Northeasterly on a curve concave Easterly having a radius of 100.35 feet, through an angle of 35°10'00", an arc length of 81.59 feet;

N.35°42'48"E., a distance of 102.48 feet;

Easterly on a curve concave Southeasterly having a radius of 93.00 feet, through an angle of 55°06'19", an arc length of 89.44 feet to the Northerly line of said Parcel 4;

S.89°10'53"E. along said Northerly line, a distance of 54.87 feet to a point of cusp;

Thence leaving said Northerly line, Westerly and Southerly on a non-tangent curve concave Southeasterly having a radius of 181.50 feet, through an angle of 101°31'45", an arc length of 321.62 feet (the initial radial line bears N.03°26'07"W.);

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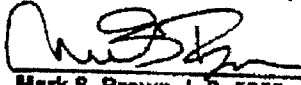


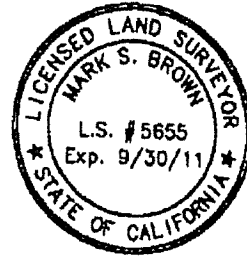
Thence S.14°57'52"E., a distance of 258.41 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 100.50 feet, through an angle of 90°57'38", an arc length of 159.55 feet to the point of beginning.

The above described parcel of land contains 31,472 square feet, more or less.

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

 09/24/10 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



IOWA AVENUE OVERPASS
POR. APN: 247-170-040
Slope Easement

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

Parcel "A"

That portion of Parcel 4 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, more particularly described as Parcel "C" of Lot Line Adjustment No. LL-P05-0481 recorded September 15, 2005 as Document No. 763248, Official Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of Parcel 1 of said Parcel Map 31897, also being the Southwest corner of said Parcel 4;

Thence N.00°32'48"E. along the Westerly line of said Parcel 4, a distance of 69.16 feet;

Thence Northerly on a non-tangent curve concave Southeasterly having a radius of 1941.50 feet, through an angle of 03°53'42", an arc length of 131.98 feet (the initial radial line bears N.87°12'04"W.) to a point of reverse curvature;

Thence Northerly on a curve concave Northwesterly having a radius of 2058.50 feet, through an angle of 01°24'52", an arc length of 50.82 feet (the initial radial line bears S.83°18'22"E.);

Thence N.46°51'12"E., a distance of 28.02 feet to the Westerly line of said Parcel 4;

Thence Northeasterly along said Westerly line on a curve concave Northwesterly having a radius of 85.00 feet, through an angle of 32°04'35", an arc length of 47.59 feet (the initial radial line bears S.12°11'31"E.);

Thence leaving said Westerly line, Northeasterly on a non-tangent curve concave Northwesterly having a radius of 100.50 feet, through an angle of 90°57'38", an arc length of 159.55 feet (the initial radial line bears S.14°00'14"E.);

Thence N.14°57'52"W., a distance of 198.26 feet to a point hereinafter referred to as Point "A";

Thence N.72°13'45"E., a distance of 6.71 feet;

Thence S.17°46'15"E., a distance of 200.13 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 123.00 feet, through an angle of 90°00'00", an arc length of 193.21 feet;

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Thence S.72°13'45"W., a distance of 9.65 feet;

Thence Southerly on a curve concave Southeasterly having a radius of 55.00 feet, through an angle of 62°14'37", an arc length of 59.75 feet;

Thence S.09°59'08"W., a distance of 101.85 feet;

Thence S.05°55'35"W., a distance of 119.02 feet to a point on the Southerly line of said Parcel 4, distant 11.64 feet Southeasterly, measured along said Southerly line from the Southwest corner of said Parcel 4;

Thence N.89°25'54"W. along said Southerly line, a distance of 11.64 feet to the point of beginning.

The above described parcel of land contains 13,309 square feet, more or less.

Parcel "B"

That portion of Parcel 4 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, more particularly described as Parcel "C" of Lot Line Adjustment No. LL-P05-0481 recorded September 15, 2005 as Document No. 763248, Official Records of Riverside County, California, described as follows:

Commencing at the herein before mentioned Point "A";

Thence N.14°57'52"W., a distance of 33.04 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing N.14°57'52"W., a distance of 27.11 feet;

Thence Northerly and Easterly on a curve concave Southeasterly having a radius of 181.50 feet, through an angle of 88°05'34", an arc length of 279.06 feet;

Thence S.16°52'18"E., a distance of 2.00 feet to a line concentric with and distant 2.00 feet Southeasterly, measured radially from the above described curve having a radius of 181.50 feet;

Thence Southwesterly along said concentric line on a non-tangent curve concave Southeasterly having a radius of 179.50 feet, through an angle of 75°31'22", an arc length of 236.60 feet (the initial radial line bears N.16°52'18"W.);

Thence S.09°26'59"E., a distance of 30.72 feet;

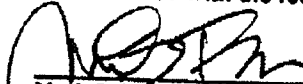


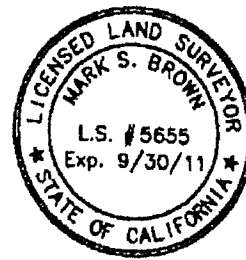
Thence S.18°11'16"E., a distance of 35.39 feet;

Thence S.72°14'22"W., a distance of 5.35 feet to the point of beginning;

The above described parcel of land contains 723 square feet, more or less.

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

 3/2/10 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



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16923

IOWA AVENUE OVERPASS
POR. APN: 247-170-040
TEMPORARY CONSTRUCTION EASEMENT

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

Parcel "A"

That portion of Parcel 4 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, more particularly described as Parcel "C" of Lot Line Adjustment No. LL-P05-0481 recorded September 15, 2005 as Document No. 763248, Official Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of Parcel 1 of said Parcel Map 31897, also being the Southwest corner of said Parcel 4;

Thence S.89°25'54"E. along the Southerly line of said Parcel 4, a distance of 11.64 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing S.89°25'54"E. along said Southerly line, a distance of 10.04 feet;

Thence N.05°55'35"E., a distance of 117.73 feet;

Thence N.09°59'08"E., a distance of 101.50 feet;

Thence Northeasterly on a curve concave Southeasterly having a radius of 45.00 feet, through an angle of 62°14'37", an arc length of 48.89 feet;

Thence N.72°13'45"E., a distance of 9.65 feet;

Thence Northwesterly on a curve concave Northwesterly having a radius of 133.00 feet, through an angle of 90°00'00", an arc length of 208.92 feet;

Thence N.17°46'15"W., a distance of 187.90 feet;

Thence Northwesterly on a non-tangent curve concave Northeasterly having a radius of 35.93 feet, through an angle of 90°21'45", an arc length of 56.66 feet (the initial radial line bears S.21°39'51"W.);

Thence N.18°11'16"W., a distance of 22.91 feet;

Thence S.71°48'44"W., a distance of 5.00 feet to a point hereinafter referred to as Point "A";

Thence S.18°11'16"E., a distance of 28.39 feet;



Thence S.72°14'22"W., a distance of 5.35 feet;

Thence S.14°57'52"E., a distance of 33.04 feet;

Thence N.72°13'45"E., a distance of 6.71 feet;

Thence S.17°46'15"E., a distance of 200.13 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 123.00 feet, through an angle of 90°00'00", an arc length of 193.21 feet;

Thence S.72°13'45"W., a distance of 9.65 feet;

Thence Southerly on a curve concave Southeasterly having a radius of 55.00 feet, through an angle of 62°14'37", an arc length of 59.75 feet;

Thence S.09°59'08"W., a distance of 101.85 feet;

Thence S.05°55'35"W., a distance of 119.02 feet to the point of beginning.

The above described parcel of land contains 7,051 square feet, more or less.

Parcel "B"

That portion of Parcel 4 of Parcel Map 31897 on file in Book 210 of Parcel Maps, at Pages 38 through 40 thereof, Records of Riverside County, California, more particularly described as Parcel "C" of Lot Line Adjustment No. LL-P05-0481 recorded September 15, 2005 as Document No. 763248, Official Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the Westerly line being described as follows:

Commencing at the herein before mentioned Point "A";

Thence N.18°11'16"W., a distance of 7.01 feet;

Thence N.09°26'59"W., a distance of 30.72 feet;

Thence Northerly on a non-tangent curve concave Northeasterly having a radius of 179.50 feet, through an angle of 02°52'31", an arc length of 9.01 feet (the initial radial line bears S.87°36'20"W.) to the Point of Beginning of said Westerly line description;




Thence Northerly along the Northerly prolongation of the above described curve concave Northeasterly having a radius of 179.50 feet, through an angle of 05°15'12", an arc length of 16.46 feet to the termination of said Westerly line description.

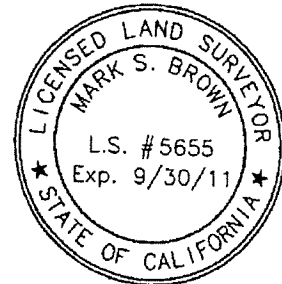
The above described parcel of land contains 81 square feet, more or less.

This temporary easement and right-of-way shall terminate 16 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

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 9/30/11

10/5/2010 Date
Prep. E.V.



Iowa Over Pass
APN: 247-170-030 & 040
Waterline Facilities Easement

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

Parcel "A"

That portion of Parcel 1 of Parcel Map 31897, as shown by map on file in Book 210 of Parcel Maps at Pages 38 through 40 thereof, Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of said Parcel 1, said corner also being the Southwest corner of Parcel 4 as shown on said Parcel Map 31897;

Thence S.89°25'54"E. along the Northerly line of said Parcel 1, also being the Southerly line of said Parcel 4, a distance of 11.48 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing S.89°25'54"E. along said Northerly line, a distance of 38.89 feet;

Thence S.04°42'56"W., a distance of 230.72 feet;

Thence S.40°32'48"W., a distance of 52.27 feet to the Westerly line of said Parcel 1;

Thence N.00°32'48"E. along said Westerly line, a distance of 176.68 feet;

Thence N.07°32'48"E., a distance of 94.19 feet to the point of beginning.

The above described parcel of land contains 0.225 of an acre, more or less.

Parcel "B"

That portion of Parcel 4 of Parcel Map 31897, as shown by map on file in Book 210 of Parcel Maps at Pages 38 through 40 thereof, Records of Riverside County, California, described as follows:

Commencing at the Southwest corner of said Parcel 4, said corner also being the Northwest corner of Parcel 1 as shown on said Parcel Map 31897;

Thence S.89°25'54"E. along the Northerly line of said Parcel 1, also being the Southerly line of said Parcel 4, a distance of 11.48 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing S.89°25'54"E. along said Northerly line, a distance of 50.37 feet;

800 & 950 Iowa Ave Waterline Easement.doc



Thence N.07°32'48"E., a distance of 232.97 feet;

Thence N.24°19'56"E., a distance of 129.88 feet to a point of cusp;


Thence Southwesterly on a non-tangent curve concave Northwesterly having a radius of 100.50 feet, through an angle of 51°39'50", an arc length of 90.62 feet (the initial radial line bears S.65°40'04"E.) to the Westerly line of said Parcel 4;

Thence along said Westerly line on a non-tangent curve concave Northwesterly having a radius of 85.00 feet, through an angle of 24°46'20", an arc length of 36.75 feet (the initial radial line bears S.44°14'38"E.) to a line parallel with and distant 50.00 feet Northwesterly, measured at right angles from that certain course described above as having a bearing and distance of N.07°32'48"E., 232.97 feet;

Thence S.07°32'48"W. along said parallel line, a distance of 275.86 feet to the point of beginning.

The above described parcel of land contains 0.359 of an acre, more or less.

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 9/30/11
Prep. E.V.
Date 10/7/09

