

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

748



FROM: Housing Authority

SUBMITTAL DATE:
December 05, 2013

SUBJECT: Mission Plaza Improvement Project – Land Development Approvals for the Housing Component, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Approve and Authorize the Chairman of the Board to execute the attached Notice of Lot Line Adjustment No. 05411 with accompanying Grant Deed;
2. Approve and Authorize the Chairman of the Board to execute the attached Public Road and Utility Easement; and

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone
Date: December 17, 2013
XC: Housing

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 4.2 of 10/06/10

District: 2/2

Agenda Number:

10-1

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 11-18-13

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Housing Authority

FORM 11: Mission Plaza Improvement Project-Land Development Approvals for the Housing Component, District 2, [\$0]

DATE: December 05, 2013

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RECOMMENDED MOTION: (Continued)

3. Authorize the Executive Director of the Housing Authority or designee to execute all necessary documents to complete the entitlements for the Mission Plaza Improvement Project.

BACKGROUND:

Summary

On October 06, 2010, the Board of Directors of the former Redevelopment Agency for the County of Riverside approved the Mission Plaza Improvement Project pursuant to Health and Safety Code 33445 to eliminate blight through improved construction of buildings, facilities, and structures in an area that currently has substandard construction and deteriorated facilities. The Mission Plaza Improvement project contains a developmental component for housing.

Pursuant to Assembly Bill x1 26, the redevelopment dissolution bill, the Riverside County Board of Supervisors adopted Resolution No. 2012-035 on January 10, 2012, which designated the Housing Authority of the County of Riverside as the successor agency for the redevelopment housing function. On the same date, the Housing Authority of the County of Riverside Board of Commissioners accepted, via adoption of Resolution No. 2012-001, the responsibility for performing all activities as the successor to the redevelopment housing function. On February 1, 2012, all California redevelopment agencies were eliminated and the Housing Authority of the County of Riverside assumed the redevelopment housing functions of the successor agency.

On August 27, 2012, as a result of the dissolution of redevelopment a Grant Deed was recorded granting the Housing Authority of the County of Riverside as housing successor agency to the former Redevelopment Agency of the County of Riverside land to continue with the development of the housing portion of the Mission Plaza Improvement Project.

On October 06, 2010, the Board of Directors also approved a Consulting Services Agreement to provide full civil design services for the commercial and residential development of the Mission Plaza Improvement Project. As a result the civil engineer has determined that the Lot Line Adjustment and Public Road and Utility Easement are necessary to proceed with the residential portion of the project.

The Lot Line Adjustment will alter assessor parcels currently owned by the Housing Authority of the County of Riverside and Successor Agency to the Redevelopment Agency for the County of Riverside. Therefore, the Successor Agency to the Redevelopment Agency for the County of Riverside in a separate companion item before its Board, will seek to obtain approval and authorization to execute the recordation certificates for Lot Line Adjustment No. 05411 and the accompanying Grant Deed.

Staff recommends that the Board approve the motions and authorize the Chairman of the Board to execute the attached Lot Line Adjustment No. 05411 with the accompanying Grant Deed and the Public Road and Utility Easement.

(Continued)

SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Housing Authority

FORM 11: Mission Plaza Improvement Project-Land Development Approvals for the Housing Component, District 2, [\$0]

DATE: December 05, 2013

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Impact on Residents and Businesses

The proposed project will have a positive impact on local residents and businesses by eliminating blight and providing affordable housing to the community.

Attachment:

Lot Line Adjustment 05411 and Grant Deed
Public Road and Utility Easement

RECORDING REQUESTED BY:

CITY OF JURUPA VALLEY

WHEN RECORDED MAIL TO:

City of Jurupa Valley
8304 Limonite Avenue, Suite M
Jurupa Valley, CA 92509
Attn: City Clerk

Exempt: Government Code Section 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

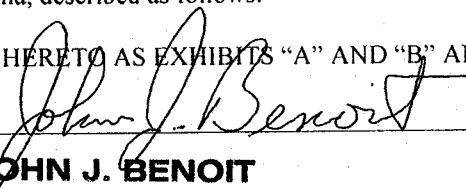
PUBLIC ROAD AND UTILITY EASMENT

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, A PUBLIC BODY, CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA

Grant(s) to the City of Jurupa Valley, a public body, corporate and politic of the State of California, an easement for public road and utility purposes, including drainage purposes, over, upon, across, and within the real property in the City of Jurupa Valley, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

Dated: 12/17/13

By: 
JOHN J. BENOIT

Print Name:

Title: **CHAIRMAN, BOARD OF SUPERVISORS**

ATTEST:

KECIA HARPER-IHEM, Clerk

By: 
DEPUTY

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____ day of _____, 20__ from the GRANTOR, HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public body, to the Grantee, CITY OF JURUPA VALLEY, a municipal corporation, is hereby accepted for the purpose of vesting title in the City of Jurupa Valley on behalf of the public for public road, drainage, and utility purposes and is hereby accepted into the City Maintained Road System pursuant to the authority granted to the undersigned as provided in Streets and Highways Code Section 1806 and Sections 1 and 2 of Riverside County Ordinance No. 669.1, as said ordinance was adopted by the City Council of the City of Jurupa Valley pursuant to Jurupa Valley Ordinance No. 11-10 adding Chapter 1.35 of the Jurupa Valley Municipal Code, adopting by reference the ordinances of the County of Riverside as of July 1, 2011, the date of incorporation of the City of Jurupa Valley, as well as the resolutions, rules and regulations of the County of Riverside implementing these ordinances. Grantee consents to the recordation of said easement by its duly authorized officer.

Said street shall be designated and known as _____.

Dated: _____, 20__

CITY OF JURUPA VALLEY

ATTEST:

*Tina M. York, PE, for Roy Stephenson, PE
Director of Public Works/City Engineer*

*Victoria Wasko, CMC
City Clerk*

DEC 17 2013 10-1

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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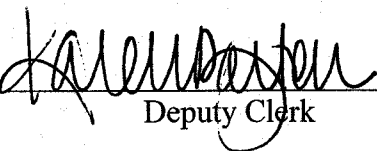
On December 17, 2013, before me, Karen Barton, Board Assistant, personally appeared John J. Benoit, Chairman of the Housing Authority Board of Commissioners, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: _____


Deputy Clerk

(SEAL)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of _____



On _____ before me, _____
Date Here Insert Name and Title of the Officer

personally appeared _____
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: _____
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____ | <input type="checkbox"/> Corporate Officer – Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: _____ Signer Is Representing: _____

EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL 1

Those portions of Parcels B and C of Lot Line Adjustment No. 05411 recorded _____, 2013 as Document No. 2013-_____, Grant Deed recorded _____, 2013 as Document No. 2013-_____, both Official Records of Riverside County, California, together with a portion of Lot 6 of T.M. Parson's Subdivision, as per map on file in Book 1 of Maps at page 68, Records of San Bernardino County, California, lying with Rancho Jurupa (Rubidoux) and Section 16, Township 2 South, Range 5 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the most westerly corner of said Parcel C;

Thence South 56°26'51" East along the southwesterly line of said Parcel C, a distance of 282.77 feet to the **TRUE POINT OF BEGINNING**, said point being on a non-tangent curve, concave northwesterly, having a radius of 263.00 feet, the radial line to said point bears South 25°30'24" East;

Thence leaving said southwesterly line, northeasterly and northerly along said curve, to the left, through a central angle of 31°01'19", an arc distance of 142.40 feet;

Thence North 33°28'17" East, a distance of 6.36 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 263.00 feet;

Thence northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 153.64 feet;

Thence North 00°00'00" West, a distance of 34.08 feet to the beginning of a tangent curve, concave northwesterly having a radius of 337.00 feet;

Thence northerly along said curve, to the right, through a central angle of 21°30'25", an arc distance of 126.50 feet to a point on the northeasterly line of said Parcel C of Lot Line Adjustment No. 05411;

Thence South 56°28'23" East along said northeasterly line, a distance of 37.94 feet to the northeasterly corner of said Parcel C, said corner being on a non-tangent curve, concave northwesterly, having a radius of 300.00 feet, the radial line to said point bears North 70°00'07" West;

EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT
LEGAL DESCRIPTION

Thence southerly along the southeasterly line of said Parcel C and along said curve, to the left, through a central angle of 19°59'53";

Thence South 00°00'00" East along said southeasterly line, a distance of 34.08 feet to the beginning of a tangent curve, concave westerly, having a radius of 300.00 feet;

Thence southerly along said southeasterly line and along said curve, to the right, through a central angle of 00°43'34", an arc distance of 3.80 feet to the northwesterly corner of said Parcel B of Lot Line Adjustment No. 05411;

Thence South 89°19'53" East along the northerly line of said Parcel B, a distance of 37.00 feet to angle point thereon, said point being on a non-tangent curve, concave northwesterly, having a radius of 337.00 feet, the radial line to said point bears South 89°16'48" East;

Thence southerly along said curve, to the right, through a central angle of 32°45'05", an arc distance of 192.64 feet;

Thence South 33°28'17" West, a distance of 6.36 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 337.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of 31°44'12", an arc distance of 186.67 feet to the beginning of a reverse curve, concave to the southeast, having a radius of 263.00 feet, the radial line to said point bears North 24°47'31" West;

Thence southwesterly along said curve, to the left, through a central angle of 31°19'06", an arc distance of 143.76 feet to a point on the southeasterly line of Lot 7 of said T. M. Parson's Subdivision, said point also being the northwesterly corner of Lot "D" (Alley) of Mayfair Square Unit 1, on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said point also to be known hereinafter as Point "A";

Thence North 33°53'22" East along said southeasterly line of Lot 7, a distance of 178.12 feet to a point on said southwesterly line of Parcel C of Lot Line Adjustment No. 05411;

Thence North 56°26'51" West along said southwesterly line, a distance of 23.21 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.76 acre, more or less.

EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL 2

That portion of Lot 9 of Mayfair Square Unit 1, on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being described as follows:

COMMENCING at hereinabove described Point "A", said point being the most northerly corner of Lot "D" (Alley) of said Mayfair Square Unit 1;

Thence South 33°53'22" West along the northwesterly line of said Lot "D" and along the northwesterly line of said Lot 9, a distance of 151.70 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northwesterly line, South 08°35'40" East, a distance of 14.92 feet to a point on the southwesterly line of said Lot 9, said line also being the northeasterly right of way line of Tilton Avenue (76.00 feet in full width) as shown on said map;

Thence North 56°29'40" West along said southwesterly line of Lot 9 and along said northeasterly right of way line, a distance of 10.07 feet to the most westerly corner of said Lot 9;

Thence North 33°53'22" East along said northwesterly line of Lot 9, a distance of 11.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 56 square feet, more or less.

PARCEL 3

That portion of Parcel B of Lot Line Adjustment No. 05411 recorded _____, 2013 as Document No. 2013-_____, Official Records of Riverside County, lying within Rancho Jurupa (Rubidoux) and Section 16, Township 2 South, Range 5 West, San Bernardino Meridian, being described as follows:

COMMENCING at the northeasterly corner of Lot "E" (Briggs Street 36.00 feet in northwesterly half width) of Mayfair Square Unit 1 as shown by map on file in Book 39 of Maps at pages 50 and 51 thereof, Records of Riverside County, California;

Thence South 33°46'31" West along the northwesterly right of way line of said Briggs Street, a distance of 5.59 feet to the **TRUE POINT OF BEGINNING**, said point being on the boundary line of said Parcel B of Lot Line Adjustment No. 05411;

EXHIBIT "A"
PUBLIC ROAD & UTILITY EASEMENT
LEGAL DESCRIPTION

Thence continuing South 33°46'31" West along said northwesterly right of way line and along boundary line of Parcel B, a distance of 137.47 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 20.00 feet;

Thence southwesterly along said northwesterly right of way line and along said boundary line of Parcel B and along said curve, to the right, through a central angle of 8°41'17", an arc distance of 3.03 feet to a point of cusp with a curve, concave to the west, having a radius of 100.00 feet, the radial line to said point bears South 60°06'26" East;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 17°06'34", an arc distance of 29.86 feet;

Thence North 12°47'00" East, a distance of 50.00 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 52.00 feet;

Thence northerly, northeasterly and easterly along said curve, to the right, through a central angle of 83°30'20", an arc distance of 75.79 feet to the **TRUE POINT OF BEGINNING**.

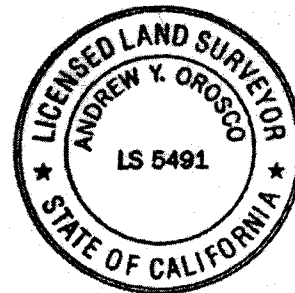
Containing 2,227 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION


Andrew Y. Orosco, L.S. 5491

6/3/13
Date

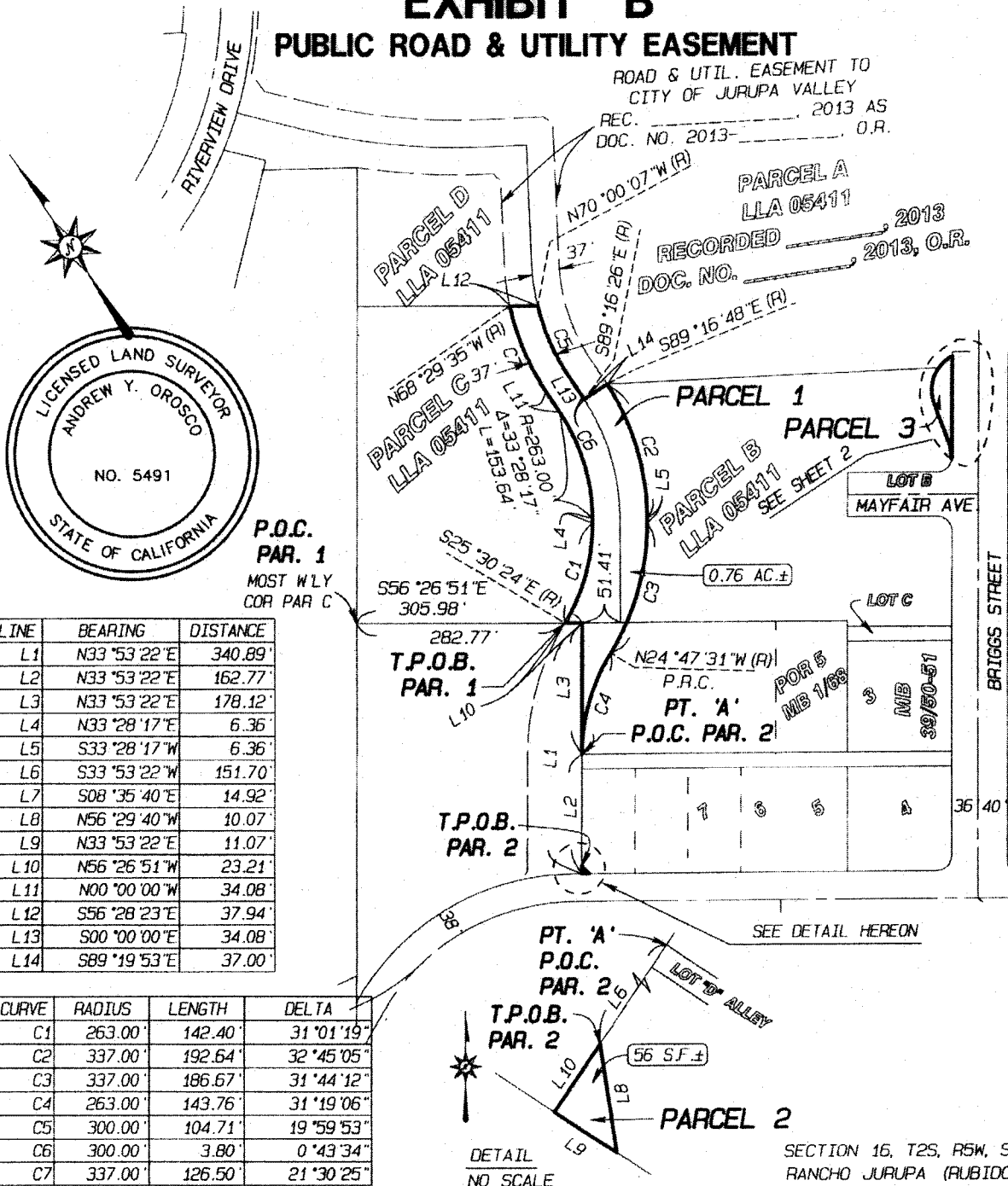


Prepared by: LB/AYO
Checked by: AYO

EXHIBIT "B"

PUBLIC ROAD & UTILITY EASEMENT

ROAD & UTIL. EASEMENT TO
CITY OF JURUPA VALLEY
REC. 2013 AS
DOC. NO. 2013- O.R.



LINE	BEARING	DISTANCE
L1	N33°53'22"E	340.89'
L2	N33°53'22"E	162.77'
L3	N33°53'22"E	178.12'
L4	N33°28'17"E	6.36'
L5	S33°28'17"W	6.36'
L6	S33°53'22"W	151.70'
L7	S08°35'40"E	14.92'
L8	N56°29'40"W	10.07'
L9	N33°53'22"E	11.07'
L10	N56°26'51"W	23.21'
L11	N00°00'00"W	34.08'
L12	S56°28'23"E	37.94'
L13	S00°00'00"E	34.08'
L14	S89°19'53"E	37.00'

CURVE	RADIUS	LENGTH	DELTA
C1	263.00'	142.40'	31°01'19"
C2	337.00'	192.64'	32°45'05"
C3	337.00'	186.67'	31°44'12"
C4	263.00'	143.76'	31°19'06"
C5	300.00'	104.71'	19°59'53"
C6	300.00'	3.80'	0°43'34"
C7	337.00'	126.50'	21°30'25"

DETAIL
NO SCALE

ALBERT A.
WEBB
ASSOCIATES

CITY OF JURUPA VALLEY

G:\2010\10-0166\005 ROAD EASEMENTS\10-166RS W-RD ESMNT HOUSING AUTHORITY.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 2

W.O.
10-166

SCALE: 1" = 200'

DRWN BY _____ DATE _____
CHKD BY _____ DATE _____

Recorded at request of and return to:

County of Riverside
P.O. Box 1180
Riverside, California 92502-1180
Attn: Real Property Division

FREE RECORDING
This instrument is for the benefit of the
County of Riverside, and is entitled to
be recorded without fee.
(Govt. Code 6103)

Project: Mission Plaza
APNs: 181-020-022,023,027,028,029,030,031;
181-041-002,004,008; 181-030-002

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public body, corporate and politic of
the State of California hereby GRANT(S) to

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF
RIVERSIDE, a public body, corporate and politic, organized and existing under, and by virtue of the
State of California the real property in the County of Riverside, State of California described as
Parcels "A" and "D" of LLA No. _____ Recorded on _____, as Document No. 2013 -
_____, more particularly described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF

THIS DOCUMENT IS BEING RECORDED PURSUANT TO LOT LINE ADJUSTMENT NO. _____
APPROVED BY THE CITY OF JURUPA VALLEY PLANNING DEPARTMENT ON _____.

Housing Authority of the County of Riverside

Date: 12/17/13

By: John J. Benoit
John J. Benoit, Chairman
Board of Commissioners

ATTEST:
KECIA HARPER-JHEM, Clerk
By: Kecia Harper-Jhem
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Anita C. Willis 11/27/13
ANITA C. WILLIS DATE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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On December 17, 2013, before me, Karen Barton, Board Assistant, personally appeared John J. Benoit, Chairman of the Housing Authority Board of Commissioners, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: _____


Deputy Clerk

(SEAL)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of _____ }

On _____ before me, _____
Date Here Insert Name and Title of the Officer

personally appeared _____
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: _____
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

PARCEL A

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded _____, 2013 as Document No. 2013-_____, **together with** portions of Lots 5, 6 and 7, of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, **together with** portions of Lot "A" and Lot 1 of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of said Mayfair Square Unit 1, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the most easterly corner of said parcel so conveyed;

Thence leaving said northeasterly line North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 32°44'43", an arc distance of 171.45 feet to point on the curve also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said curve, concave, to the west having a radius of 300.00 feet;

Thence northerly along said curve, to the left, through a central angle of 0°43'34", an arc distance of 3.80 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 31°07'47", an arc distance of 162.99 feet;

Thence North 31°05'54" East, a distance of 159.72 feet;

Thence North 58°54'06" West, a distance of 57.00 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 16°21'40", an arc distance of 252.72 feet to a point hereinafter referred to as **Point "A"**;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence North 42°32'26" West, a distance of 88.13 feet to a point on the northwesterly line being on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point also being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 39°28'49" East;

Thence northeasterly along said southeasterly right of way line and along said curve, to the left, through a central angle of 17°49'01", an arc distance of 169.16 feet to the end of curve of said southeasterly right of way;

Thence North 32°42'10" East along said southeasterly right of way line, a distance of 33.06 feet to an angle point on said right of way line, said point being the most westerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded February 3, 1981 as Instrument No. 55427;

Thence South 58°50'00" East along said right of way line and along the boundary line of said parcel so conveyed, a distance of 6.00 feet to an angle point thereon;

Thence North 32°42'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 100.00 feet to an angle point thereon;

Thence North 76°53'40" East continuing along said southeasterly right of way line and along said boundary line, a distance of 24.38 feet;

Thence North 31°05'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 6.12 feet to the beginning of a non-tangent curve concave to the south having a radius of 40.00 feet, the radial line to said point bears North 13°27'47" East, said point also being on the southwesterly line of that certain parcel of land conveyed to the County of Riverside by Deed recorded October 22, 1940, as Instrument No. 1312, Official Records of Riverside County, California;

Thence easterly and southeasterly along said southwesterly line and along said curve, to the right, through a central angle of 17°42'13", an arc distance of 12.36 feet to a point on the southwesterly right of way line of Mission Boulevard (30 feet in half width) as conveyed to the County of Riverside by Deed recorded June 4, 1914 in Book 398 of Deeds at page 345 thereof, Records of Riverside County, California;

Thence South 58°50'00" East along said southwesterly right of way line, a distance of 753.59 feet to the most easterly corner of that certain parcel of land conveyed to Mission Plaza Properties described as Parcel 3 of Grant Deed recorded November 13, 1987, Official Records of Riverside County, California;

Thence South 33°46'20" West along said boundary line, a distance of 134.89 feet to an angle point thereon;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence South 58°50'00" East along said boundary line of Parcel 4 and along the boundary line of Parcel 1 of said Grant Deed recorded November 13, 1987 as Instrument No. 326612 , a distance of 331.86 feet;

Thence continuing along the boundary line of said Parcel 1 the following nine (9) courses and distances:

- 1) South 33°47'00" West, a distance of 5.11 feet;
- 2) South 58°50'00" East, a distance of 135.00 feet;
- 3) South 33°47'00" West, a distance of 20.00 feet;
- 4) North 58°50'00" West, a distance of 132.02 feet;
- 5) South 33°47'00" West, a distance of 136.00 feet;
- 6) South 58°50'00" East, a distance of 132.02 feet;
- 7) South 38°50'00" West, a distance of 14.00 feet;
- 8) North 58°50'00" West, a distance of 132.02 feet;
- 9) South 33°47'00" West, a distance of 388.84 feet to the northeasterly line of Lot 14 of Hunter Subdivision Unit No. 2, as shown by map on file in Book 23 of Maps at page 71, Records of said Riverside County, California;

Thence North 56°27'30" West, along said northeasterly line of Lot 14 and the northeasterly line of said Hunter Subdivision Unit 2, a distance of 133.32 feet to the northeasterly corner of said Mayfair Square Unit 1, said corner being the northeasterly corner of Lot "E" (Briggs Street, 36.00 feet in half width) as shown on said map;

Thence North 56°27'10" West along the northeasterly line of said Mayfair Square Unit 1, a distance of 36.00 feet to the northeasterly corner of Lot "A" as shown on said Mayfair Square Unit 1, corner also being on the northwesterly right of way line of said Briggs Street;

Thence South 33°46'10" West along said northwesterly right of way, a distance of 5.61 feet to a point on the northeasterly line of said Parcel "B" and along the following three courses of said northeasterly line of Parcel "B" as described in this description. Said point being the beginning of a non-tangent curve, concave to the south, having a radius of 52.00 feet, the radial line to said point bears North 06°18'38" East;

Thence westerly along said curve to the left through a central angle of 27°11'09", an arc distance of 24.67 feet

Thence North 58°54'06" West along said northeasterly line of Parcel B as described in this Lot Line Adjustment, a distance of 450.49 feet;

Thence North 89°21'45" West along said northerly line of Parcel B as described in this Lot Line Adjustment, a distance of 37.00 feet to the **POINT OF BEGINNING**.
Containing 14.27 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

PARCEL D

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded _____, 2013 as Document No. 2013-_____, Official Records of Riverside County, California **together with** portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed;

Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14'08", an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the **TRUE POINT OF BEGINNING**;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North 33°46'20" East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence North 47°40'25" East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed;

Thence North 42°19'35" West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 33°59'03" East;

Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of 5°29'47", an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment;

Thence leaving said right of way line South 42°32'26" East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 16°21'40", an arc distance of 252.72 feet;


Thence South 58°54'06" East, a distance of 57.00 feet;

Thence South 31°05'54" West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 10°53'36", an arc distance of 57.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.37 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION


Andrew Y. Orosco, L.S. 5491

8/30/13
Date



Prepared By: LB/AYO

Checked By: AYO

Assessor's Parcel Number(s): 181-020-022, -023, -027, -028, -029, 030, -031; 181-041-002, -004, -008 and 181-030-002 RANCHO RUBIDOUX Date Prepared: August 15, 2013

G:\2010\10-0166\003 Lot Line Adjustments\Word Docs\LOT LINE ADJUSTMENT LEGAL DESC REV 8-20-13.docx

RECORDING REQUESTED BY
CITY OF JURUPA VALLEY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

City Clerk
For
The Planning Department
8304 Limonite Ave, Suite M
Jurupa Valley, CA 92509

No Fee, 6103 Government Code
Benefit of Jurupa Valley

NOTICE OF LOT LINE ADJUSTMENT NO.

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Successor Agency to the Redevelopment Agency (RDA) for the County of Riverside	181-020-022, -023, -027, -028, -029, 181-020-030, -031
Housing Authority of the County of Riverside	181-030-002, 181-041-002, 181-041-004, 181-041-008

LEGAL DESCRIPTION OF ADJUSTED PARCELS

See attached Legal Description Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

Print Name/Title: John J. Benoit, Chairman, Board of Supervisors Successor Agency to the RDA

Signature: 

Print Name/Title: John J. Benoit, Chairman, Board of Commissioners, Housing Authority of the County of Riverside

Signature: 

Print Name/Title:

Signature:

Print Name/Title:

Signature:

CITY OF JURUPA VALLEY PLANNING DEPARTMENT APPROVAL

This Lot Line Adjustment is approved.

Signature:

Printed Name:

Date:

CITY OF JURUPA VALLEY CITY ENGINEER'S APPROVAL

This document reviewed by City Engineer.

BY:

Date:

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____,
(Date) (Name and Title of officer)

personally appeared _____, who
(Name(s) of signer(s))

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

{SEAL}

Notary Public

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

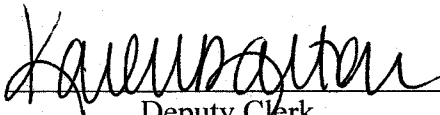
On December 17, 2013, before me, Karen Barton, Board Assistant, personally appeared John J. Benoit, Chairman of the Housing Authority Board of Commissioners, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

PARCEL A

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded _____, 2013 as Document No. 2013-_____, **together with** portions of Lots 5, 6 and 7, of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, **together with** portions of Lot "A" and Lot 1 of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of said Mayfair Square Unit 1, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the most easterly corner of said parcel so conveyed;

Thence leaving said northeasterly line North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 32°44'43", an arc distance of 171.45 feet to point on the curve also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said curve, concave, to the west having a radius of 300.00 feet;

Thence northerly along said curve, to the left, through a central angle of 0°43'34", an arc distance of 3.80 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 31°07'47", an arc distance of 162.99 feet;

Thence North 31°05'54" East, a distance of 159.72 feet;

Thence North 58°54'06" West, a distance of 57.00 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of 16°21'40", an arc distance of 252.72 feet to a point hereinafter referred to as **Point "A"**;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence North 42°32'26" West, a distance of 88.13 feet to a point on the northwesterly line being on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point also being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 39°28'49" East;

Thence northeasterly along said southeasterly right of way line and along said curve, to the left, through a central angle of 17°49'01", an arc distance of 169.16 feet to the end of curve of said southeasterly right of way;

Thence North 32°42'10" East along said southeasterly right of way line, a distance of 33.06 feet to an angle point on said right of way line, said point being the most westerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded February 3, 1981 as Instrument No. 55427;

Thence South 58°50'00" East along said right of way line and along the boundary line of said parcel so conveyed, a distance of 6.00 feet to an angle point thereon;

Thence North 32°42'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 100.00 feet to an angle point thereon;

Thence North 76°53'40" East continuing along said southeasterly right of way line and along said boundary line, a distance of 24.38 feet;

Thence North 31°05'10" East continuing along said southeasterly right of way line and along said boundary line, a distance of 6.12 feet to the beginning of a non-tangent curve concave to the south having a radius of 40.00 feet, the radial line to said point bears North 13°27'47" East, said point also being on the southwesterly line of that certain parcel of land conveyed to the County of Riverside by Deed recorded October 22, 1940, as Instrument No. 1312, Official Records of Riverside County, California;

Thence easterly and southeasterly along said southwesterly line and along said curve, to the right, through a central angle of 17°42'13", an arc distance of 12.36 feet to a point on the southwesterly right of way line of Mission Boulevard (30 feet in half width) as conveyed to the County of Riverside by Deed recorded June 4, 1914 in Book 398 of Deeds at page 345 thereof, Records of Riverside County, California;

Thence South 58°50'00" East along said southwesterly right of way line, a distance of 753.59 feet to the most easterly corner of that certain parcel of land conveyed to Mission Plaza Properties described as Parcel 3 of Grant Deed recorded November 13, 1987, Official Records of Riverside County, California;

Thence South 33°46'20" West along said boundary line, a distance of 134.89 feet to an angle point thereon;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence South 58°50'00" East along said boundary line of Parcel 4 and along the boundary line of Parcel 1 of said Grant Deed recorded November 13, 1987 as Instrument No. 326612 , a distance of 331.86 feet;

Thence continuing along the boundary line of said Parcel 1 the following nine (9) courses and distances:

- 1) South 33°47'00" West, a distance of 5.11 feet;
- 2) South 58°50'00" East, a distance of 135.00 feet;
- 3) South 33°47'00" West, a distance of 20.00 feet;
- 4) North 58°50'00" West, a distance of 132.02 feet;
- 5) South 33°47'00" West, a distance of 136.00 feet;
- 6) South 58°50'00" East, a distance of 132.02 feet;
- 7) South 38°50'00" West, a distance of 14.00 feet;
- 8) North 58°50'00" West, a distance of 132.02 feet;

9) South 33°47'00" West, a distance of 388.84 feet to the northeasterly line of Lot 14 of Hunter Subdivision Unit No. 2, as shown by map on file in Book 23 of Maps at page 71, Records of said Riverside County, California;

Thence North 56°27'30" West, along said northeasterly line of Lot 14 and the northeasterly line of said Hunter Subdivision Unit 2, a distance of 133.32 feet to the northeasterly corner of said Mayfair Square Unit 1, said corner being the northeasterly corner of Lot "E" (Briggs Street, 36.00 feet in half width) as shown on said map;

Thence North 56°27'10" West along the northeasterly line of said Mayfair Square Unit 1, a distance of 36.00 feet to the northeasterly corner of Lot "A" as shown on said Mayfair Square Unit 1, corner also being on the northwesterly right of way line of said Briggs Street;

Thence South 33°46'10" West along said northwesterly right of way, a distance of 5.61 feet to a point on the northeasterly line of said Parcel "B" and along the following three courses of said northeasterly line of Parcel "B" as described in this description. Said point being the beginning of a non-tangent curve, concave to the south, having a radius of 52.00 feet, the radial line to said point bears North 06°18'38" East;

Thence westerly along said curve to the left through a central angle of 27°11'09", an arc distance of 24.67 feet

Thence North 58°54'06" West along said northeasterly line of Parcel B as described in this Lot Line Adjustment, a distance of 450.49 feet;

Thence North 89°21'45" West along said northerly line of Parcel B as described in this Lot Line Adjustment, a distance of 37.00 feet to the **POINT OF BEGINNING**.
Containing 14.27 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

PARCEL B

Those portions of Lots 5, 6 and 7, of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino County, California, **together with** portions of Lot "A", Lot "E" and Lot 1 and all of Lot "B" and Lot 2 of Mayfair Square Unit 1, as shown by map on file in Book 39 of Maps at pages 50 and 51, Records of Riverside County, California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of said Mayfair Square Unit 1, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed, said point also being the **TRUE POINT OF BEGINNING**;

Thence leaving said northeasterly line North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 32°44'43", an arc distance of 171.45 feet;

Thence South 89°21'45" East, a distance of 37.00 feet;

Thence South 58°54'06" East, a distance of 450.49 feet to the beginning of a non-tangent curve, concave to the south, having a radius of 52.00 feet, the radial line to said point bears North 20°52'30" West;

Thence easterly along said curve, to the right, through a central angle of 27°11'09", an arc distance of 24.67 feet more or less to a point on the northwesterly right of way line of Briggs Street (Lot "E", 36.00 feet in half width) of said Mayfair Square Unit 1;

Thence North 33°46'10" East along said northwesterly right of way line, a distance of 5.61 feet to the northwesterly corner of said Lot "E";

Thence South 56°27'10" East along the northeasterly line of said Lot "E", a distance of 36.00 feet to a point of intersection with the centerline of said Briggs Street;

Thence South 33°46'10" West along said centerline, a distance of 373.03 feet to a point of intersection with the southeasterly prolongation of the southwesterly line of said Lot 2 of Mayfair Square Unit 1;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence North 56°29'50" West along said southeasterly prolongation and along the southwesterly line of said Lot 2, a distance of 178.00 feet to the most westerly corner of said Lot 2, said corner being on the southeasterly line of said parcel so conveyed to the Redevelopment Agency for the County of Riverside;

Thence North 33°46'10" East along the northwesterly line of said Lot 2 and along said southeasterly line of said parcel so conveyed, a distance of 8.03 feet to the northeasterly corner of parcel so conveyed;

Thence North 56°27'20" West along the northeasterly line of said parcel so conveyed, a distance of 308.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.87 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

PARCEL C

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded _____, 2013 as Document No. 2013-_____, Official Records of Riverside County, California **together with** portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed, said point also being the **TRUE POINT OF BEGINNING**;

Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14'08", an arc distance of 105.95 feet to a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence South 33°46'20" West, along the southeasterly line of said parcel so conveyed, a distance of 431.99 feet to the most northerly corner of that certain parcel of land conveyed to the County of Riverside by Grant Deed recorded December 27, 1967 as Instrument No. 113913, Official Records of Riverside County, California;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence South $56^{\circ}27'20''$ East along the northeasterly line of said parcel so conveyed, a distance of 307.35 feet to the most easterly corner thereof, said corner also being said most northerly corner of said parcel of land conveyed to the Redevelopment Agency for the County of Riverside;

Thence South $56^{\circ}27'20''$ East along said northeasterly line of parcel so conveyed to the Redevelopment Agency for the County of Riverside, a distance of 50.85 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.24 acres, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

PARCEL D

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded _____, 2013 as Document No. 2013-_____, Official Records of Riverside County, California **together with** portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-0322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed;

Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14'08", an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the **TRUE POINT OF BEGINNING**;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North 33°46'20" East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. 05411**

Thence North 47°40'25" East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed;

Thence North 42°19'35" West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 33°59'03" East;

Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of 5°29'47", an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment;

Thence leaving said right of way line South 42°32'26" East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 16°21'40", an arc distance of 252.72 feet;


Thence South 58°54'06" East, a distance of 57.00 feet;

Thence South 31°05'54" West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 10°53'36", an arc distance of 57.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.37 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION


Andrew Y. Orosco, L.S. 5491

8/30/13
Date



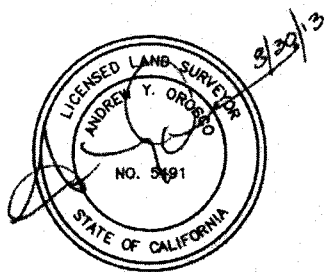
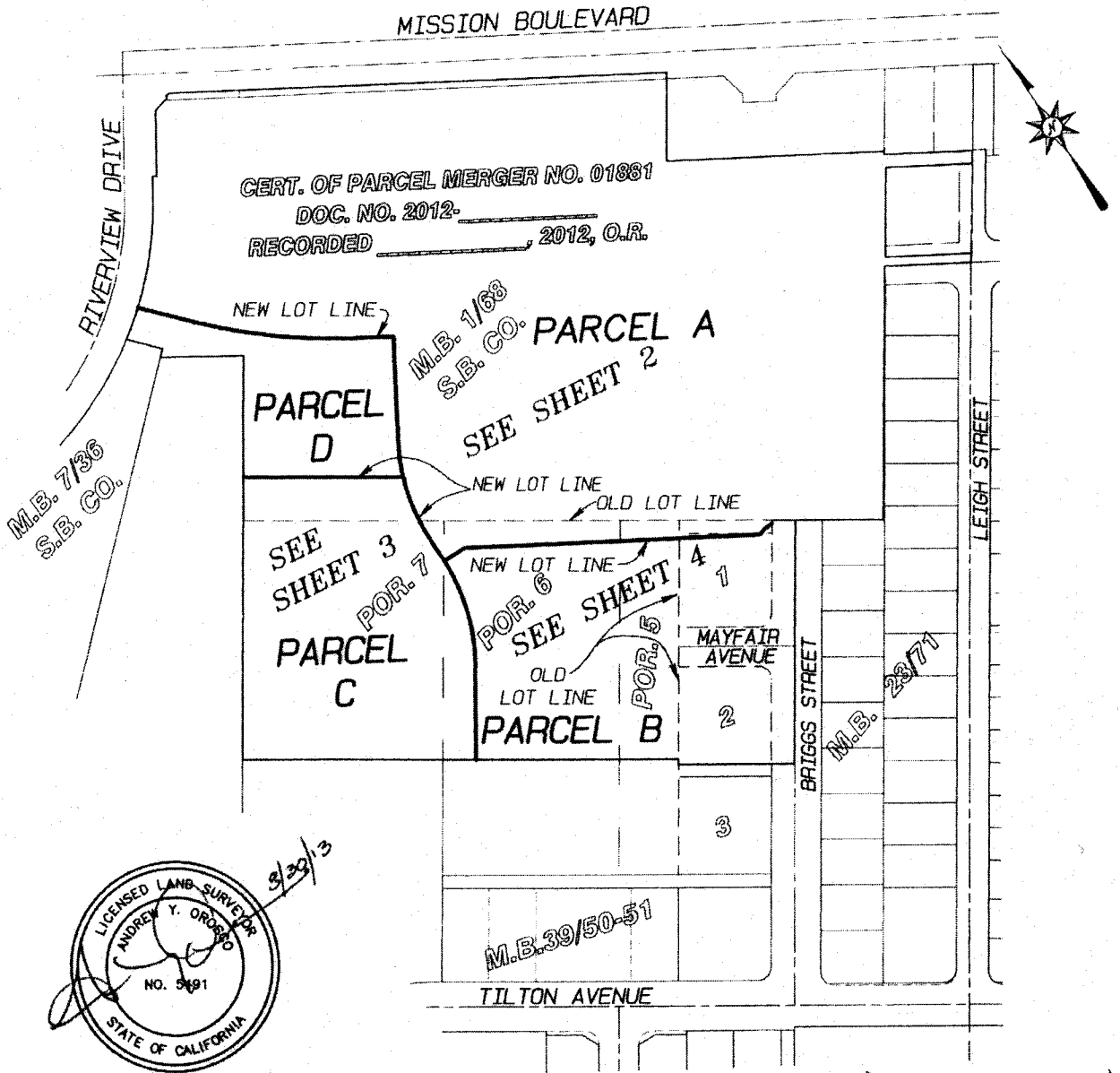
Prepared By: LB/AYO

Checked By: AYO

Assessor's Parcel Number(s): 181-020-022, -023, -027, -028, -029, 030,-031; 181-041-002, -004, -008 and 181-030-002 RANCHO RUBIDOUX Date Prepared: August 15, 2013

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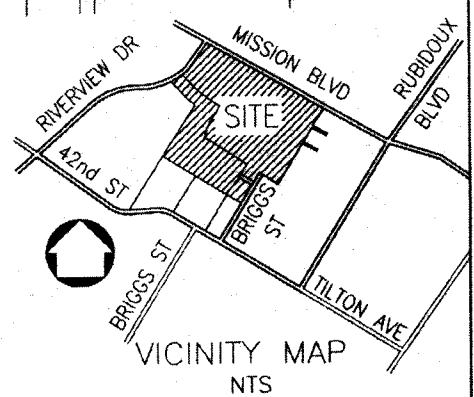
EXHIBIT "B" - MAP
LOT LINE ADJUSTMENT NO. 05411



INDEX SHEET

ALBERT A.
WEBB
 ASSOCIATES

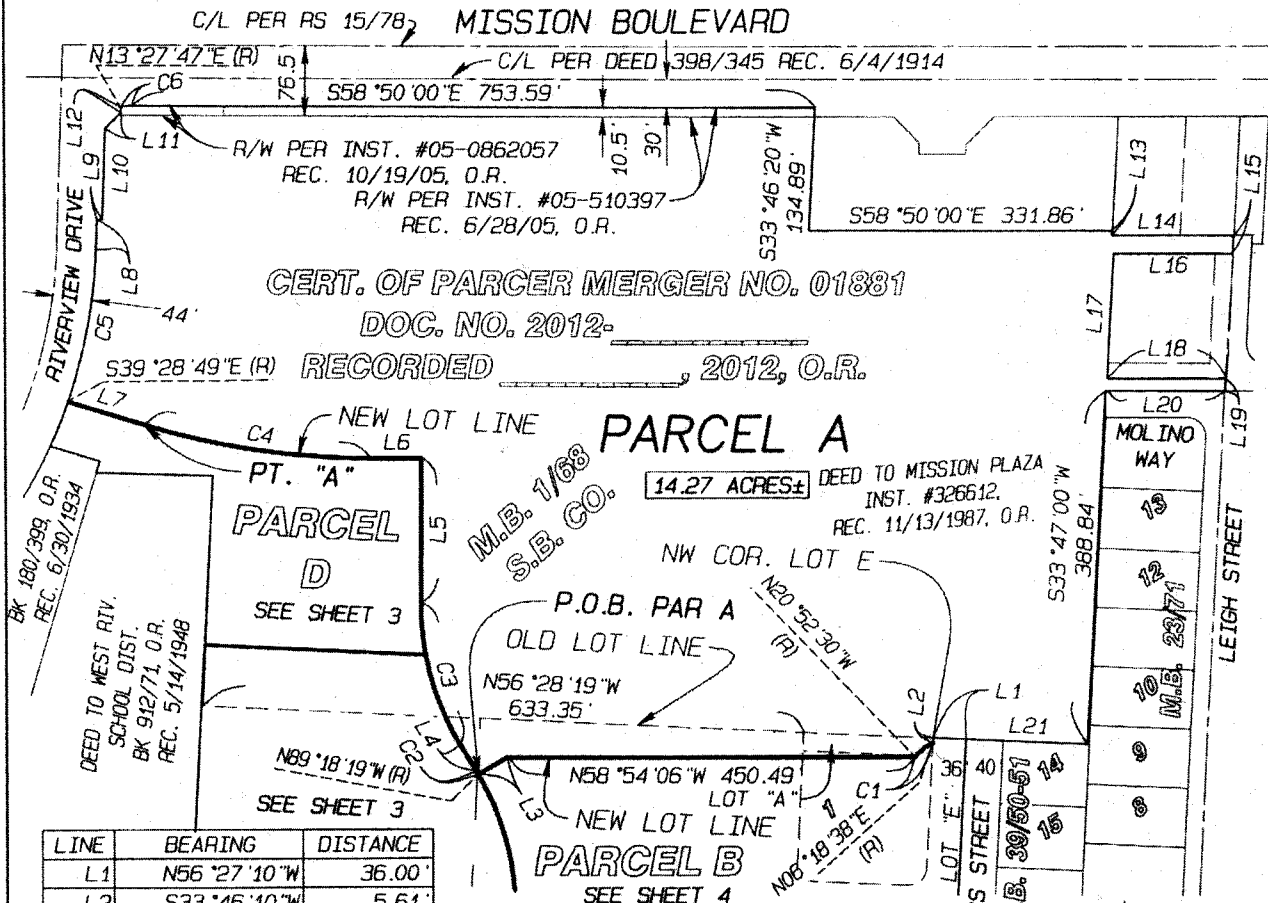
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 Rubidoux Rancho
 Date Prepared: July 10, 2013
 File :G:\2010\10-0166\003 Lot Line Adjustments\10-166 LLA rev 7-10-13.pro



VICINITY MAP
 NTS
 SHEET 1 OF 4

EXHIBIT "B" - MAP

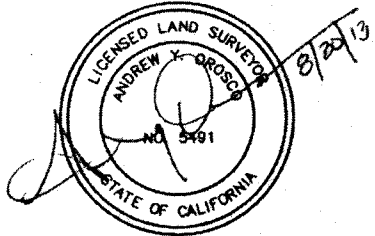
LOT LINE ADJUSTMENT NO. 05411



LINE	BEARING	DISTANCE
L1	N56°27'10"W	36.00'
L2	S33°46'10"W	5.61'
L3	N89°21'45"W	37.00'
L4	N00°01'53"W	34.08'
L5	N31°05'54"E	159.72'
L6	N58°54'06"W	57.00'
L7	N42°32'26"W	88.13'
L8	N32°42'10"E	33.06'
L9	S58°50'00"E	6.00'
L10	N32°42'10"E	100.00'
L11	N76°53'40"E	24.38'
L12	N31°05'10"E	6.12'
L13	S33°47'00"W	5.11'
L14	S58°50'00"E	135.00'
L15	S33°47'00"W	20.00'
L16	N58°50'00"W	132.02'
L17	S33°47'00"W	136.00'
L18	S58°50'00"E	132.02'
L19	S38°50'00"W	14.00'
L20	N58°50'00"W	132.02'
L21	N56°27'30"W	133.32'

CURVE	RADIUS	DELTA	LENGTH
C1	52.00'	27°11'09"	24.67'
C2	300.00'	0°43'34"	3.80'
C3	300.00'	31°07'47"	162.99'
C4	885.00'	16°21'40"	252.72'
C5	544.00'	17°49'01"	169.16'
C6	40.00'	17°42'13"	12.36'

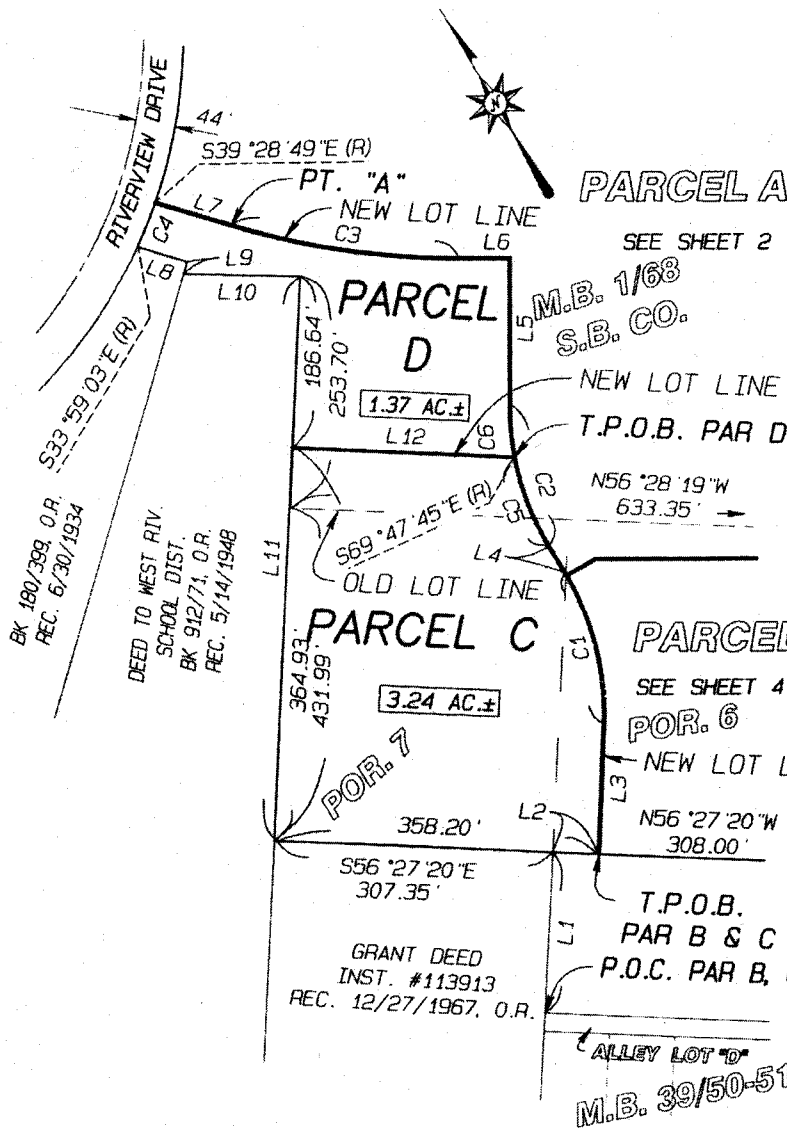
ALBERT A.
WEBB
 ASSOCIATES



Scale: 1"=200'
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029
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 Rubidoux Rancho
 Date Prepared: July 10, 2013
 File G:\2010\10-0166\003 Lot Line Adjustments\10-166 LLA rev 7-10-13.pro SHEET 2 OF 4

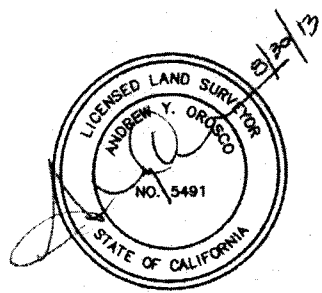
EXHIBIT "B" - MAP

LOT LINE ADJUSTMENT NO. 05411



LINE	BEARING	DISTANCE
L1	N33°53'22"E	177.36'
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L11	S33°46'20"W	618.63'
L12	N56°28'19"W	245.36'

CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	33°28'17"	175.26'
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C3	885.00'	16°21'40"	252.72'
C4	544.00'	5°29'47"	52.18'
C5	300.00'	20°14'08"	105.95'
C6	300.00'	10°53'39"	57.04'

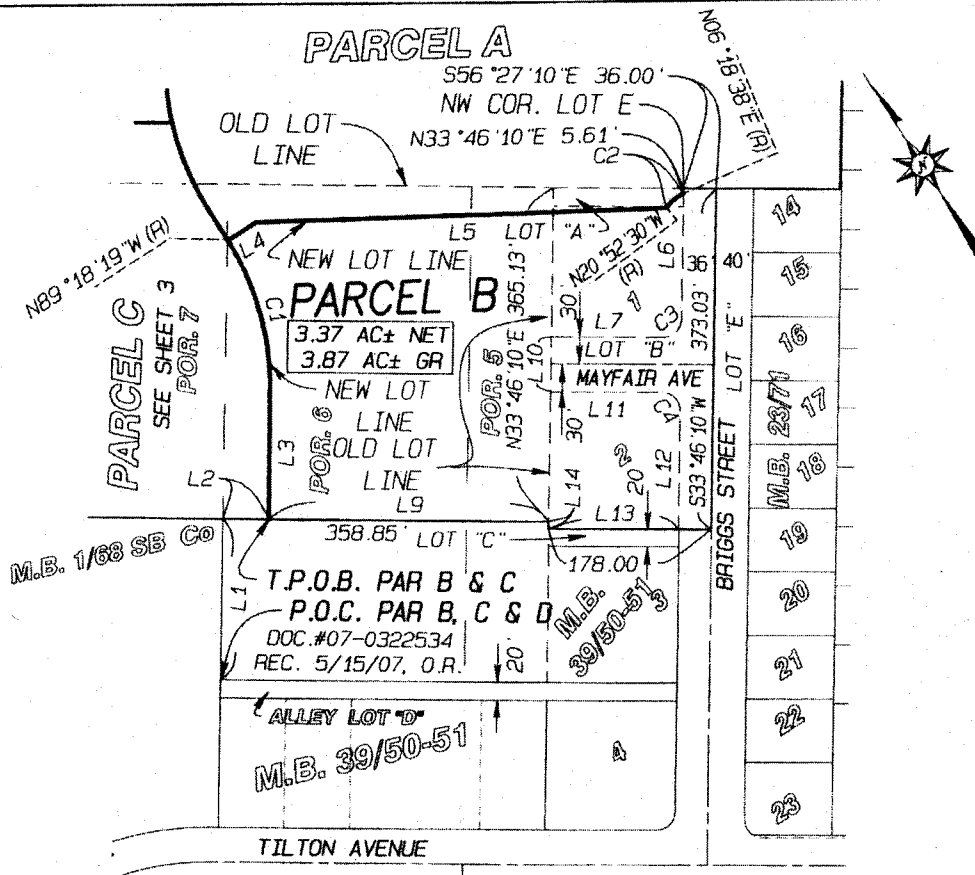


ALBERT A.
WEBB
ASSOCIATES

Scale: 1"=200'
 Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029
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 Rubidoux Rancho
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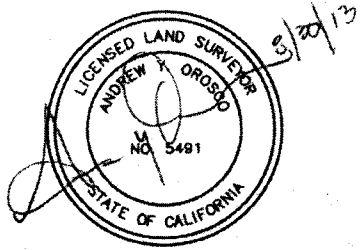
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LOT LINE ADJUSTMENT NO. 05411



LINE	BEARING	DISTANCE
L1	N33°53'22"E	177.36'
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L10	S33°46'10"W	60.00'
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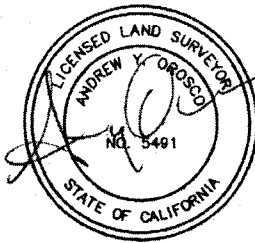
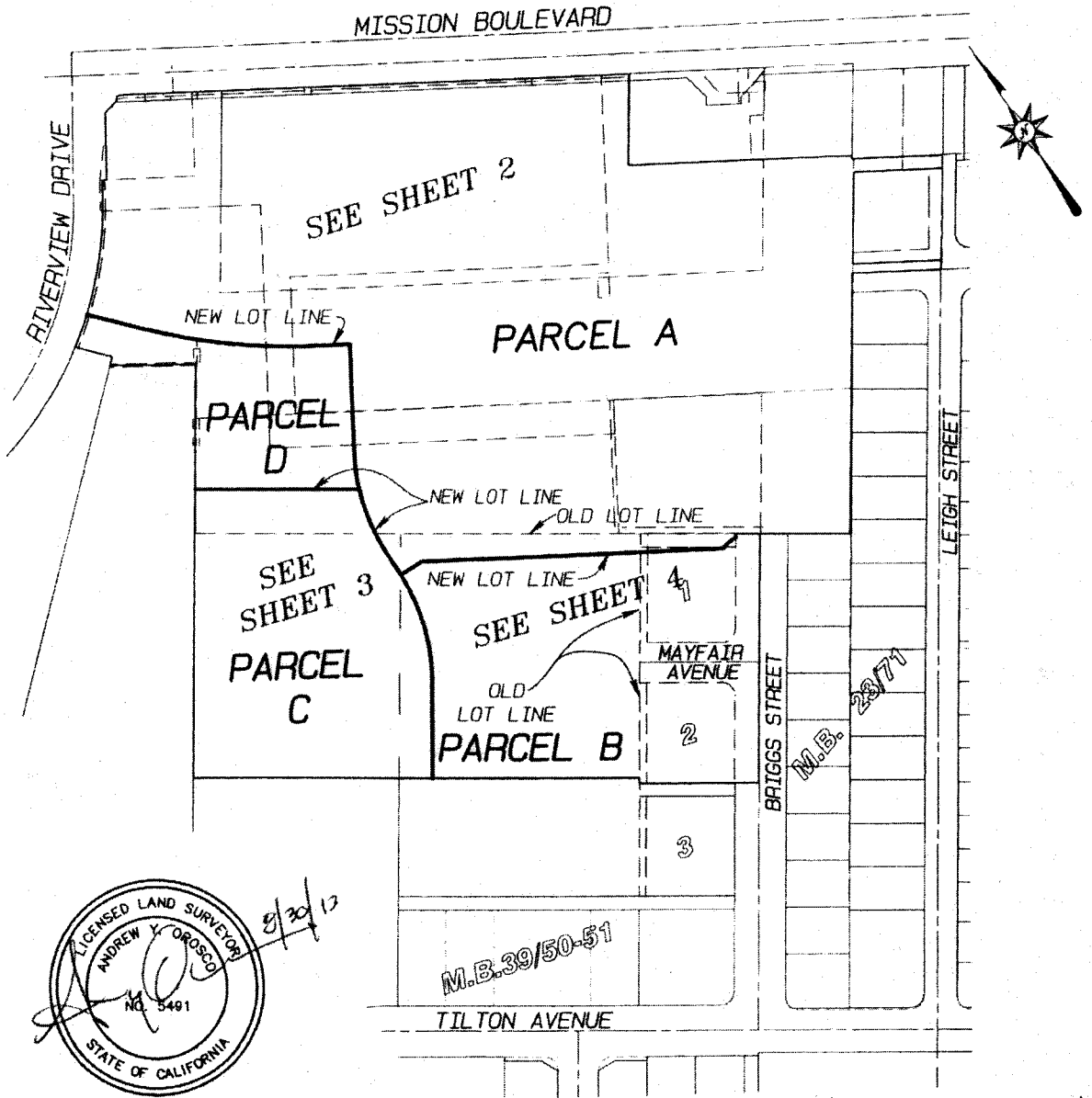
CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	32°44'43"	171.45'
C2	52.00'	27°11'09"	24.67'
C3	20.00'	89°44'00"	31.32'
C4	20.00'	90°16'00"	31.51'



ALBERT A.
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**EXHIBIT "C" - SITE PLAN
LOT LINE ADJUSTMENT NO. 05411**

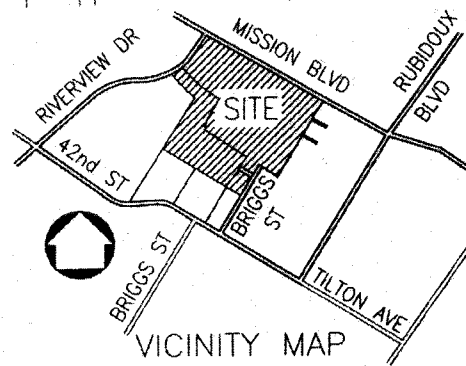


INDEX SHEET

SEE SHEETS 6-8 FOR EASEMENTS

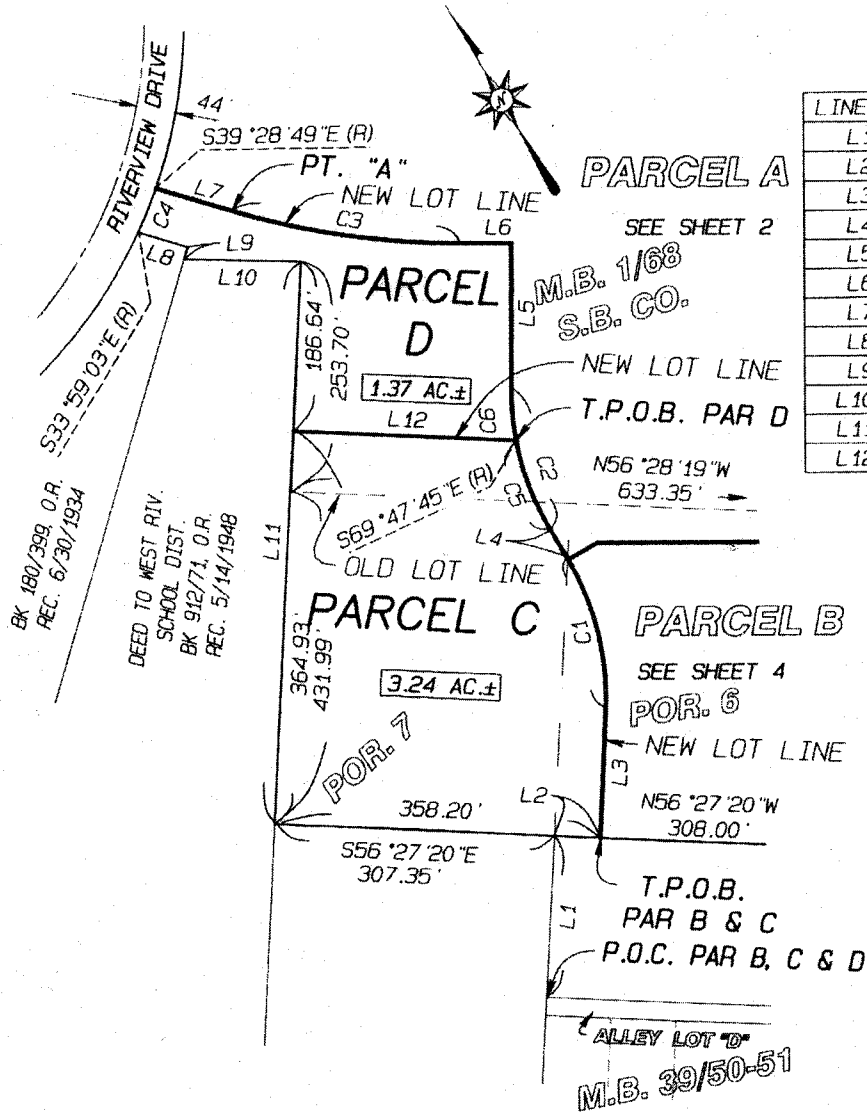
ALBERT A.
WEBB
ASSOCIATES

Scale: NTS
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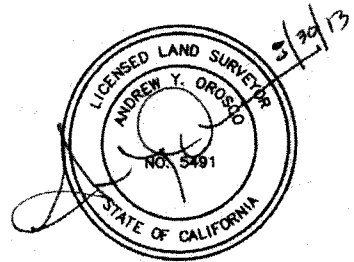
VICINITY MAP
NTS

EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



LINE	BEARING	DISTANCE
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L7	S42°32'26"E	88.13'
L8	N42°19'35"W	57.53'
L9	N47°40'25"E	13.70'
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ALBERT A.
WEBB
ASSOCIATES

Scale: 1"=200'

Assessor's Parcel Numbers: 181-020-022, -023, -027, -028, -029
181-020-030, -031; 181-041-002, -004, -008; 181-030-002

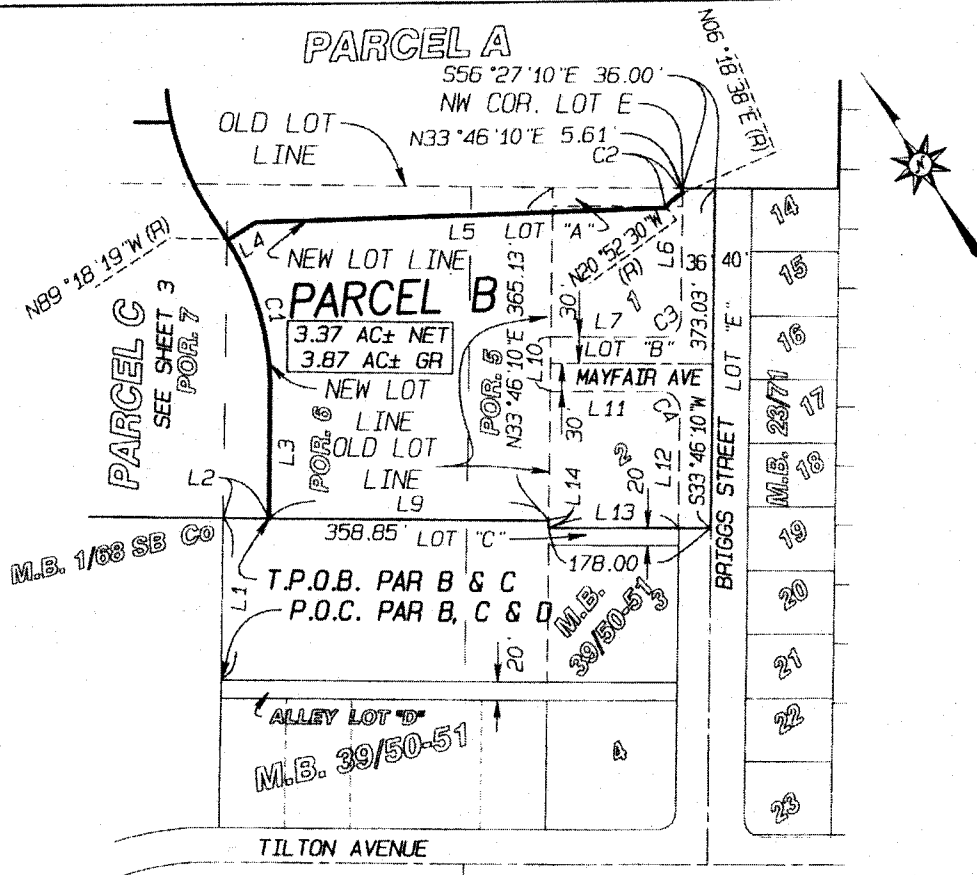
Rubidoux Rancho

Date Prepared: July 10, 2013

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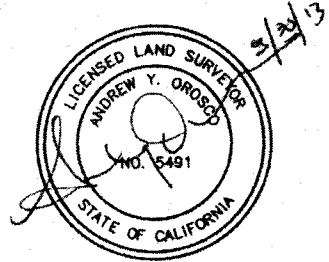
SHEET 3 OF 7

EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



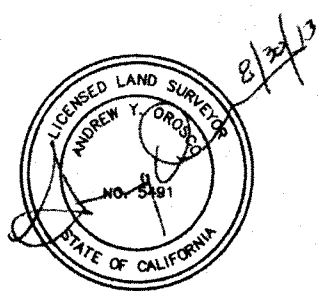
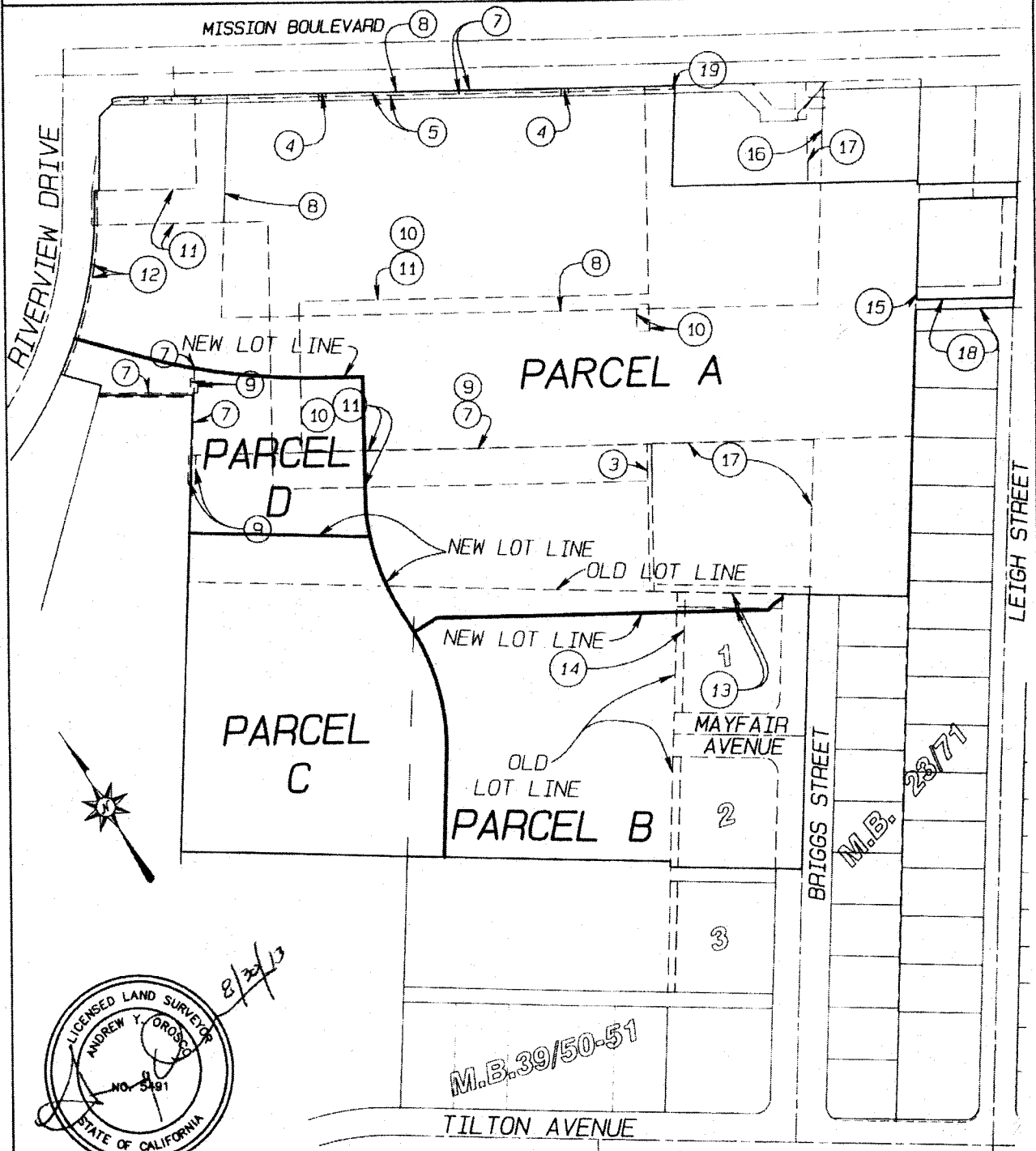
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L3	N33°26'24"E	142.02'
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 181-020-030, -031; 181-041-002, -004, -008; 181-030-002
 Rubidoux Rancho
 Date Prepared: July 10, 2013

EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 05411



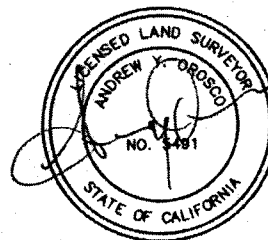
EASEMENTS

SEE SHEET 6 & 7 FOR LIST OF EASEMENTS

EXHIBIT "C" - SITE PLAN
LOT LINE ADJUSTMENT NO. 05411

EASEMENTS

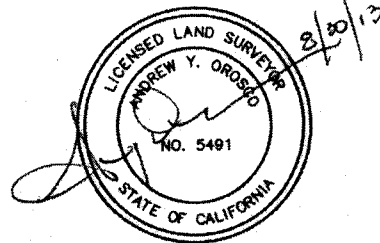
- ① EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337078, RECORDED OCTOBER 10, 1995, O.R.
- ② EASEMENT FOR PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE PER INST. #05-862057, RECORDED OCTOBER 10, 2005, O.R.
- ③ C/L WATERLINE EASEMENT IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #65950, RECORDED MAY 28, 1964 & INST. #82661, RECORDED JULY 6, 1964, O.R.
- ④ EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF RUBIDOUX COMMUNITY SERVICES DISTRICT PER INST. #337100, RECORDED OCTOBER 10, 1995, O.R.
- ⑤ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGE 183-184, RECORDED NOVEMBER 21, 1955, O.R.
- ⑥ C/L OF EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2272, PAGE 355, RECORDED MAY 16, 1958, O.R.
- ⑦ EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 2249, PAGE 479 AND 481, RECORDED APRIL 4, 1958, O.R.
- ⑧ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑨ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 2256, PAGE 402, RECORDED APRIL 17, 1958, O.R.
- ⑩ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
- ⑪ EASEMENT FOR SLOPES AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INST. #73109, RECORDED AUG. 19, 1960, O.R.
- ⑫ RESERVED EASEMENT FOR PUBLIC UTILITIES AND/OR PUBLIC SERVICE FACILITIES PER INST. #150919, RECORDED JULY 20, 1978, O.R.
- ⑬ EASEMENT FOR UTILITIES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 2721, PAGE 284, RECORDED JUNE 28, 1960, O.R.
- ⑭ EASEMENT FOR UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER BOOK 1121, PAGE 47B, RECORDED NOVEMBER 4, 1949, O.R.
- ⑮ EASEMENT FOR RIGHT OF WAY FOR FREE PARKING MOTOR VEHICLE PARKING & INCIDENTAL PURPOSES IN FAVOR OF CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE PER BOOK 2083, PAGE 437, RECORDED MAY 7, 1957, O.R.
- ⑯ EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY PURPOSES IN FAVOR OF SIDNEY M. BARTON PER BOOK 2354, PAGE 68, RECORDED OCTOBER 27, 1958, O.R.
- ⑰ EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF RALPH T. MOORE PER INST. #27580, RECORDED MARCH 29, 1960, O.R.
- ⑱ EASEMENT FOR PIPELINES IN FAVOR OF FORT SIDE MUTUAL WATER COMPANY PER BOOK 1823, PAGES 183-184, RECORDED NOVEMBER 21, 1955, O.R.



**EXHIBIT "C" - SITE PLAN
LOT LINE ADJUSTMENT NO. 05411**

NON-PLOTTABLE EASEMENTS

1. EASEMENT FOR PIPELINE IN FAVOR OF SUNNYSLOPE HEIGHTS WATER CO. PER INST. #88090, RECORDED JULY 17, 1964, O.R.
2. EASEMENT FOR PIPELINES, OPEN DITCH AND INCIDENTAL PURPOSES IN FAVOR OF ABIGAIL HIGGINS, ET AL. PER BOOK 147, PAGE 372, RECORDED FEB. 26, 1903, OF DEEDS.
3. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
4. EASEMENT FOR FREE MOTOR VEHICLE PARKING AND DRIVEWAY IN FAVOR OF MAY FAIR MARKET PER INST. #94684 IN BOOK 2388, PAGE 509, RECORDED DEC. 31, 1958, O.R.
5. EASEMENT, PRIVILEGE AND SERVITUDE OF THE RIVERSIDE PORTLAND CEMENT COMPANY TO OPERATE ITS CEMENT PLANT WITH RESTRICTIONS PER BOOK 476, PAGE 94, DATED FEB. 16, 1918, OF DEEDS.
6. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINS, DITCHES AND CANALS AND INGRESS AND EGRESS TO COUNTY OF RIVERSIDE PER BOOK 509, PAGE 362-363, RECORDED OCTOBER 31, 1919, O.R.
7. EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER BOOK INST. #24567, RECORDED MARCH 18, 1960, O.R.



ALBERT A.
WEBB
ASSOCIATES