



Request For Purchase and Development Proposals

FIVE POINTS—SITE B

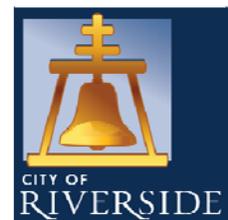
SW corner of Pierce Street & La Sierra Avenue
A 2.4 acre project site

A unique mixed-use development opportunity in the
western gateway to the City of Riverside

Issued by: Successor Agency to the
Redevelopment Agency of the City of Riverside

Issue Date: AUGUST 12, 2014

Proposal Due Date: DECEMBER 12, 2014



RiversideCA.gov



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CITY OF RIVERSIDE

Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside is investing in the future and has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award-winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses and assessed valuation. With a population of 314,034 people as of January 1, 2014, the City is ranked the 59th-largest city in the United States. The City is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.



Some of the awards and recognition that Riverside has received include: No. 1 City for Small Business by Inc. Magazine (2014), No. 8 Coolest City in America by Forbes (2014), No. 1 for Job Growth in 2013 (ASU), No. 2 Spot for Tech in the U.S. (2013), 2012 Intelligent Community Site of the Year, and 2011 Can-Do City (Newsweek).

Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riverside enjoys many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.



The Opportunity

The development site is approximately 2.4 acres located at the Five Points intersection, a City landmark, which is a short walk from La Sierra University, located near upscale shops, high-quality restaurants and key services, as well as the Inland Empire's most prestigious shopping center, the Galleria at Tyler.

The property is located at 11124, 11134 and 11144 Pierce Street and 4870 La Sierra Avenue, also known as Assessor's Parcel Numbers 146-220-008, 037, 038 and 039 (Property) as shown on the attached Site Location Map (Exhibit A). The Property is currently improved with an occupied building located at 11144 Pierce Street, which will require relocation of a tenant and site clearance prior to development. The tenant's lease has expired and is operating under a month-to-month tenancy. The tenant's current rent is \$970 a month. Please note that a public utility easement approximately 35 feet by 43 feet on Assessor's Parcel Number 146-220-037 is required. A legal description and plat map describing and depicting the required easement area is attached as Exhibit B. Additionally, there is an easement between Assessor's Parcel Numbers 146-220-038 and 146-220-039 serving as a driveway approach off of Pierce Street.

The Property has been approved by the California Department of Finance (DOF) for disposition as required by Assembly Bill X1 26 (the statewide redevelopment dissolution bill) and Assembly Bill 1484. An ideal proposer will have demonstrated relevant development experience and will construct a quality development which will enhance the surrounding neighborhood, provide job opportunities for local residents and ensure that the reestablishment of blight does not occur. Additionally, please note that a preferred project will encompass all of the four parcels, and the Successor Agency prefers that these parcels be consolidated into two separate parcels.

The Project Site



The Property is located at the Five Points intersection. Five Points is defined as the street and fronting properties on La Sierra Avenue between Nebraska and Whitford Avenues, Pierce Street and Hole Avenue between Rose and Wells Avenues, and Bushnell Avenue between the La Sierra/Hole Avenue intersection and Bogart Avenue. Five Points is a unique intersection and crossroads in Riverside as it is the only commercial district named and known for the unique geographic character of the design of its street system.

The Redevelopment Agency acquired, relocated tenants, and cleared the majority of the site as an effort to assemble parcels for street improvement as well as future development, and the Public Works Department designed and constructed the street widening project at Five Points, which included realignment and widening of the intersection and the redesign of Bushnell Avenue into a cul-de-sac street.

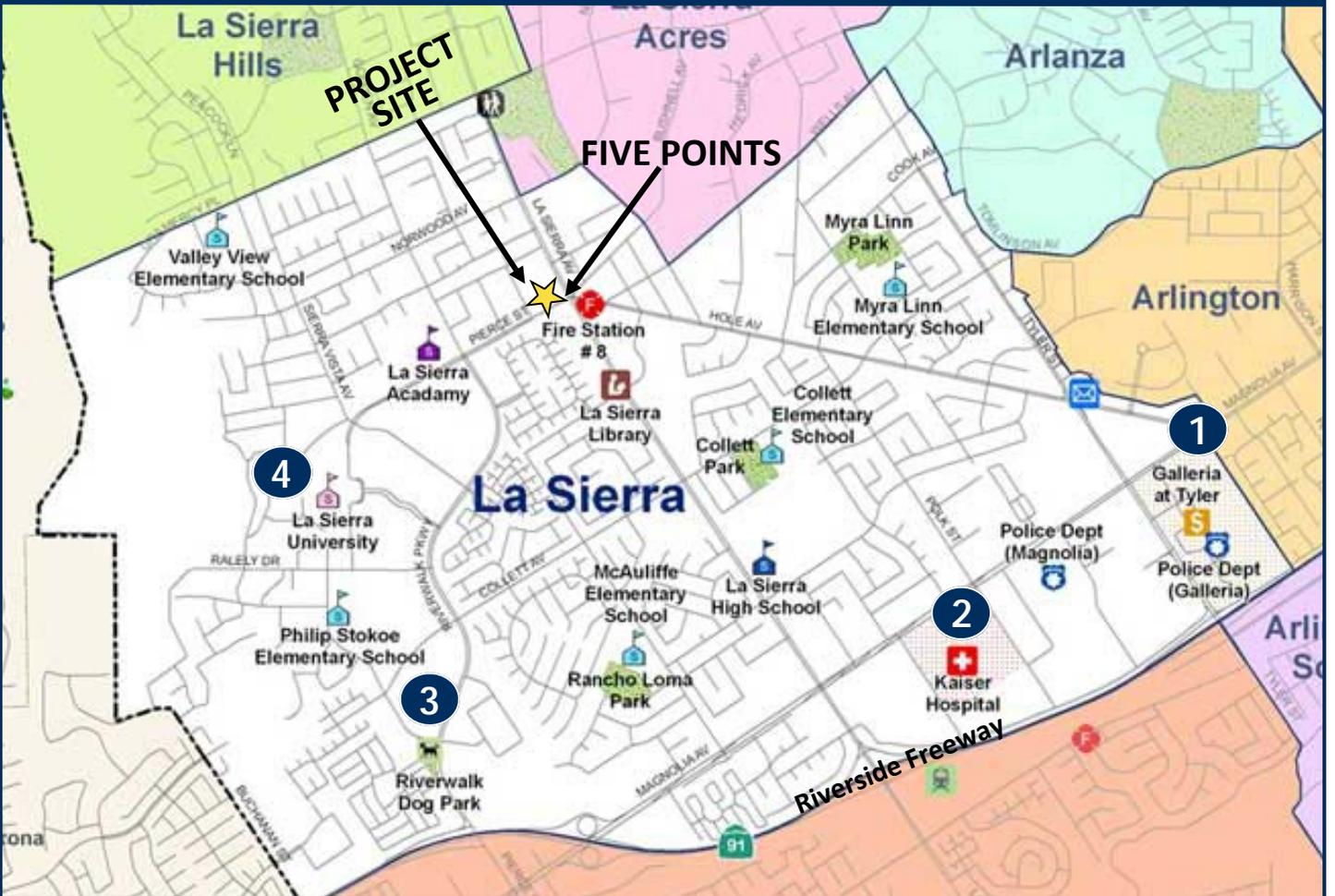
The Property is located within a walkable distance from the nationally acclaimed La Sierra University, is accessible from the State Route 91 and 60 Freeways and is bounded by commercial and residential uses. In addition to the unique Five Points and La Sierra University, features of the Property include its close proximity to the Galleria at Tyler, the Inland Empire's most prestigious shopping center offering a sixteen screen theater, fine dining restaurants and outstanding department stores and specialty shops; Kaiser Hospital; and Riverwalk, which is a community with more than 1,000 high-end single family homes and over 500 luxury apartments, premier business park with light industrial, offices, medical offices and 100,000 square feet of upscale shops, high-quality restaurants, and an all-suites executive-style hotel complimented with lushly landscaped park-like settings.

The Property is well-served by many public facilities, and public and private schools including the notable La Sierra Academy Christian private school, which is within walking distance from the Property.

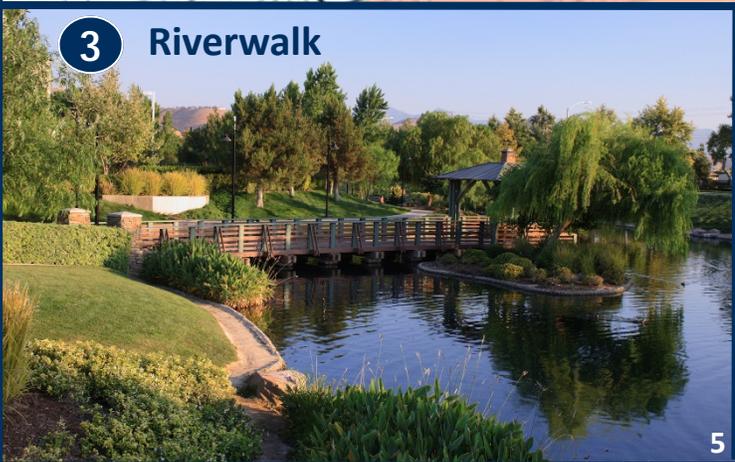
1 Galleria at Tyler



2 Kaiser Permanente Riverside Medical Center



3 Riverwalk



4 La Sierra University





Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile
Population		
2019 Projected Population:	148,437	289,183
2014 Population:	138,566	270,286
2014 Median Age:	31.6	32.4
Housing		
2019 Projected Households:	42,729	81,805
2010 Census Households:	37,588	72,361
2014 Avg. Household Size:	3.40	3.40
2014 Owner Occupied Units:	22,907	46,741
2014 Renter Occupied Units:	16,929	29,623
Income		
2014 Avg. Household Income:	\$67,262	\$69,280
2014 Med. Household Income:	\$55,318	\$56,723



Purchase Price & Terms

Purchase Price: The Property will be sold "as is" and at fair market value. Please note that the DOF may require a fair market appraisal to support the sales price. The proposer will have the opportunity to consider the appropriate value prior to entering into a Purchase and Sale Agreement once a proposer has been selected by the Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency). Please also note that the Purchase and Sale Agreement is subject to the approvals of the Successor Agency, the Oversight Board for the City of Riverside as Successor Agency (Oversight Board) and the DOF.

Deposit Amount: Should the proposal be accepted by the Successor Agency, a deposit in the amount of 2% of the proposed purchase price, or \$25,000, whichever is greater, will be required. The selected proposer shall submit the required deposit amount upon execution of a Purchase and Sale Agreement. Please note that the deposit is non-refundable after 90 days from the effective date of an executed Purchase and Sale Agreement.

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



Developer Conditions

Upon Successor Agency and Oversight Board approvals, the following developer conditions will be imposed on the selected proposer in the form of a Covenant, Condition, and Restrictions agreement, which will be recorded on the Property:

Proposed Use: The proposed use(s) for the Property must be compliant with all local, state, and federal zoning code, laws and regulations.

Restricted Uses: The following uses are restricted for the Property:

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

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

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



Preferred Uses

The Property is located within a diverse neighborhood with business parks, retail and a wide variety of residential development. The Successor Agency would consider a high quality mixed-use development including a sit down restaurant with no drive-thru at the corner of Pierce Street and La Sierra Avenue and an office project on the adjacent parcels, which will support the community, enhance the surrounding neighborhood and provide job opportunities for local residents.

The Property is zoned Commercial General and Residential Estate Specific Plan. The General Plan designation for the Property is Mixed Use – Village. The Commercial General Zone is intended to allow for more intense service commercial retail, and office uses. The Commercial General Zone also allows for some outdoor retail uses.

The website link below provides additional information regarding the City's Zoning Code and General Plan. Each proposer is encouraged to review the City's Zoning Code and General Plan requirements and consult with the Planning Division to discuss proposed uses prior to submission of a proposal.

<http://www.riversideca.gov/planning>

Sample Development Concept



The Development Concept above anticipates a development that complements the historic character and heritage of Five Points and enhances the adjacent neighborhood. This illustration represents an example of the type of development the Successor Agency envisions with the preferred uses mentioned previously for the site.

Five Points intersection was designated as a City Cultural Heritage Landmark based on the evaluation presented in the Cultural Resources Survey and Evaluation of Impacts for a Portion of the Proposed La Sierra Avenue Realignment at Five Points Final Report dated July 16, 2008 (Guidelines—Exhibit C). As such, new development at Five Points must reflect design recommendations established by the Guidelines. The intent of the Guidelines is for new development to keep the historical character of Five Points. At the intersection, new development should present a hard edge, be oriented toward the street, and achieve a “village-like” quality. Beyond the intersection, development may be set back from the street, however, it should be pedestrian-friendly in nature, with walkways, plazas, and the like incorporated into the landscaping and site designs. Additionally, the street improvement project also designated a restricted access area on all corners for safety purposes. The attached Exhibit D depicts the restricted area along the Property.

Request for Purchase & Development Proposals



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

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

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

1. Development Narrative: The proposer shall provide a preliminary development narrative, which shall include, but not be limited to, the type of uses or mix of uses for development, a proposed layout for the Property including a site plan and conceptual elevations, a pro-forma, project statistics with building square-footage and height, parking, phasing, an anticipated investment amount, community benefit including estimated annual sales tax revenue, property tax revenue and number of jobs to be generated, a detailed list of intended users and projected occupancy dates, a long-term investment strategy, and an anticipated duration of holding period. If no intended users have been identified, please identify the development as speculative.

Development Experience



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

The following information is required from the proposer:

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

Financial Strength & Project Timeline



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

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

- **Due Diligence/Entitlements Period:** It is anticipated that the selected proposer will review the condition of the Property within ninety (90) days after opening of escrow. For your convenience, a site map depicting the location of existing Public Utilities facilities/easement has been included as Exhibit E. The proposer shall provide a timeline for project entitlements. It is preferred that the selected proposer obtain entitlements and close escrow as soon as possible, but no later than eighteen (18) months from the execution of the Purchase and Sale Agreement.
- **Construction Period:** The proposer shall provide a timeline for the construction phase of the proposed development from the close of escrow including construction start and completion dates. It is preferred that construction of the proposed development be completed as soon as possible, but no later than two (2) years from the close of escrow.

Selection Process



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

Selection Criteria: At a minimum, all qualified proposals will be evaluated based on the following criteria as previously described in numbers 1 through 4:

- Development narrative (40%)
- Development experience (30%)
- Financial strength of the proposer (15%)
- Project timeline (15%)

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

Successor Agency and Oversight Board Approvals: Staff is required to present the selected proposer and the fair market value as the purchase price along with a Purchase and Sale Agreement (PSA) to the Successor Agency and the Oversight Board for approvals. If these required approvals are received, staff will submit the PSA to the DOF for review and approval. Upon obtaining approval from the DOF, the Successor Agency will execute the PSA.

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

Inquiries



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

Kaitlyn Nguyen
kpnguyen@riversideca.gov

To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above, prior to award of a contract by City Council, is strictly prohibited and the Proposer shall be disqualified from consideration.**

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

Instruction & Schedule



All proposals are due by or before 4:00 P.M. on December 12, 2014. This time and date is fixed and extensions will not be granted. The Successor Agency does not recognize the U.S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposal. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration.

Questions may be submitted to kpnguyen@riversideca.gov by November 14, 2014 and answers will be answered and posted to www.riversideca.gov/cdd/rfp.asp by November 28, 2014.

Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

**City of Riverside
Community Development Department
Attn: Kaitlyn Nguyen
3900 Main Street, 2nd Floor
Riverside, CA 92522
kpnguyen@riversideca.gov**

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

EXHIBIT A: Legal Description & Site Location Map

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California County of Riverside, City of Riverside, and described as follows:

Parcel 1: 146-220-37

The northwesterly 10.00 feet of Lot 13, said northwesterly 10.00 feet being measured at right angles to the northwesterly line of said lot, and all of Lots 14, 15 and 16 of La Sierra Academy Tract No. 2, in the City of Riverside, as shown by map on file in Book 13 Page(s) 73, of Maps, Records of Riverside County, California;

Except that portion of Lot 16 described as follows:

Beginning at the most westerly corner of said Lot 16;

Thence North $60^{\circ}37'00''$ east 150.05 feet to the most northerly corner of said Lot 16;

Thence South $30^{\circ}52'15''$ east on the northeasterly line of said lot, 29.74 feet;

Thence Westerly on the arc of a 10.00 foot radius curve, concave to the south, through an angle of $88^{\circ}30'45''$ for an arc distance of 15.45 feet;

Thence South $60^{\circ}37'00''$ west, 140.31 feet to a point on the southwesterly line of said Lot 16;

Thence North $30^{\circ}52'15''$ west on said southerly line of said Lot 16, 20.00 feet to the point of beginning.

Together with the northwesterly 10.00 feet of the following described property.

That portion of Lot(s) 7 in Block 57 of Tract No. 2, La Sierra Heights, as shown by map on file in Book 7 Page(s) 66, of Maps, Records of Riverside County, California, described as follows:

Beginning at the most westerly corner of said Lot 13 of La Sierra Academy Tract No. 1, in the City of Riverside, as shown by map on file in Book 13 Page(s) 73, of Maps, Records of Riverside County, California;

Thence Southwesterly parallel with the northwesterly line of said Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, 100.00 feet;

Thence southeasterly parallel with the southwesterly line of said La Sierra Academy Tract No. 1, 100.00 feet;

Thence northeasterly parallel with the northwesterly line of said Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, 100.00 feet to the most southerly corner of Lot 12 of said La Sierra Academy Tract No. 1;

Thence Northwesterly on the southwesterly line of Lots 12 and 13 of said La Sierra Academy Tract No. 1, 100.00 feet to the point of beginning, said northwesterly 10.00 feet being measured at right angle to the northwesterly line of said property.

Together with all that portion of Lot(s) 13 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13 Page(s) 73, of Maps, Records of Riverside County, California, lying northwesterly from the following described line:

Beginning at the most northerly corner of Lot 16 of said La Sierra Academy Tract No. 1, said point being the intersection of the right(s) of way lines for Holden Avenue and Pierce Place as shown on said map; Thence South 30°52'15" east, on the southwesterly right(s) of way line of Holden Avenue (now known as La Sierra Avenue) 120.00 feet wide, 160.03 feet to the point of beginning of the line to be described; Thence South 59°05'55" west 74.01 feet; Thence Northwesterly on a line that is at right angles to the line between and common to Lots 13 and 14 of said La Sierra Academy Tract No. 1;

Except the northwesterly 10.00 feet of said Lot 13 as measured by a line that is parallel to the line that is common to said Lots 13 and 14.

Parcel 2:

That portion of Lot(s) 7 in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7 Page(s) 66, of Maps, Records of Riverside County, California, more particularly described as follows:

Beginning at the most southerly corner of Lot(s) 14 of La Sierra Academy Tract No. 2, as shown by map on file in Book 13 Page(s) 73, of Maps, Records of Riverside County, California, said point being an angle point in the boundary line of Parcel 1 conveyed to James G. Burkette, et ux, by deed recorded January 8, 1982 as Instrument No. 4273 of Official Records of Riverside County, California; Thence South 60°36'25" west, parallel with the northwesterly line of Lot 7, Block 57 of La Sierra Heights Tract No. 2, and along the boundary line of said Parcel 1 conveyed to Burkette and its southwesterly prolongation, a distance of 150.00 feet to a point in a line parallel with and distant south 60°36'25" west 300.05 feet from the southwesterly right(s) of way line of La Sierra Avenue (formerly Holden Avenue), as shown on said map of La Sierra Academy Tract No. 1; Thence North 30°61'40" west and parallel with said southwesterly right(s) of way line, a distance of 119.99 feet to a point in a line parallel with and distant 30.00 feet southwesterly, measured at right angle, from said northwesterly line of Lot 7, Block 57 of La Sierra Heights Tract No. 2; Thence North 60°36'25" east along said parallel line, a distance of 150.00 feet to a point in the southwesterly boundary line of said La Sierra Academy Tract No. 1, said point also being in the southwesterly boundary line of Parcel 1 conveyed to James G. Burkette as aforesaid; Thence South 30°51'40" east along said southwesterly boundary line, a distance of 119.99 feet to the point of beginning.

Parcel 3: 146-220-039

Lot(s) 7 in Block 57 of Tract No. 2, La Sierra Heights, as shown by map on file in Book 7 Page(s) 66, of Maps, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Pierce Street (formerly Pierce Place-Lot "I") and La Sierra Avenue (Lot "T") as shown on said map of Tract No. 2 of La Sierra Heights;

Thence South 60°37'00" west, along the centerline of said Pierce Street, a distance of 385.05 feet to the northwesterly prolongation of the southwesterly line of the northeasterly 325.00 feet of said Lot 7; Thence South 30°51'15" east, along said southwesterly line and its northwesterly prolongation, a distance of 50.02 feet to a point on the southeasterly line of Pierce Street as it now exists, said point being the point of beginning of the parcel of land to be described; T continuing south 30°51'15" east, along the southwesterly line of the northeasterly 325.00 feet of said Lot 7, a distance of 200.00 feet;

Thence South 60°27'00" west, and parallel with the southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet;

Thence North 30°51'15" west, a distance of 200.00 feet to the southeasterly line of Pierce Street as it now exists;

Thence North 60°37'00" east, along the southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet to the point of beginning.

Parcel 4: 146-220-008

Lot(s) 7 in Block 57 of Tract No. 2, La Sierra Heights, as shown by map on file in Book 7 Page(s) 66, of Maps, Records of Riverside County, California;

Excepting therefrom that portion thereof as conveyed to Riverside County by deed recorded April 1, 1952 in Book 1355, Page(s) 541 of Official Records of Riverside County, California;

Also Excepting therefrom that portion thereof lying northeasterly of the southwesterly line of that certain parcel of land as conveyed to W.K. Newby and Lois W. Newby, husband and wife as joint tenants, by Grant Deed recorded June 26, 1957 in Book 2109, Page(s) 346 of Official Records of Riverside County, California, and the northwesterly and southeasterly prolongations thereof;

Also Excepting therefrom that portion thereof as conveyed to the City of Riverside by Grant Deed recorded October 15, 1976 as Instrument No. 156820 of Official Records of Riverside County, California;

Also Excepting therefrom that portion lying within Tract 29058 as shown by map on file in Book 289 Page(s) 27 through 36, of Maps, Records of Riverside County, California;

Also Excepting therefrom all that portion of Lot(s) 7 in Block 57 of Tract No. 2, La Sierra Heights, as shown by map on file in Book 7 Page(s) 66, of Maps, Records of Riverside County, California;

Commencing at the centerline intersection of Pierce Street (formerly Pierce Place-Lot "I") and La Sierra Avenue (Lot "T") as shown on said map of Tract No. 2 of La Sierra Heights;

Thence South 60°37'00" west, along the centerline of said Pierce Street, a distance of 385.05 feet to the northwesterly prolongation of the southwesterly line of the northeasterly 325.00 feet of said Lot 7;

Thence South 30°51'15" east along said southwesterly line and its northwesterly prolongation, a distance of 50.02 feet to a point on the southeasterly line of Pierce Street as it now exists, said point being the point of beginning of the parcel of land to be described;

Thence continuing south 30°51'15" east along the southwesterly line of the northeasterly 325.00 feet of said Lot 7, a distance of 200.00 feet;

Thence South 60°27'00" west and parallel with the southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet;

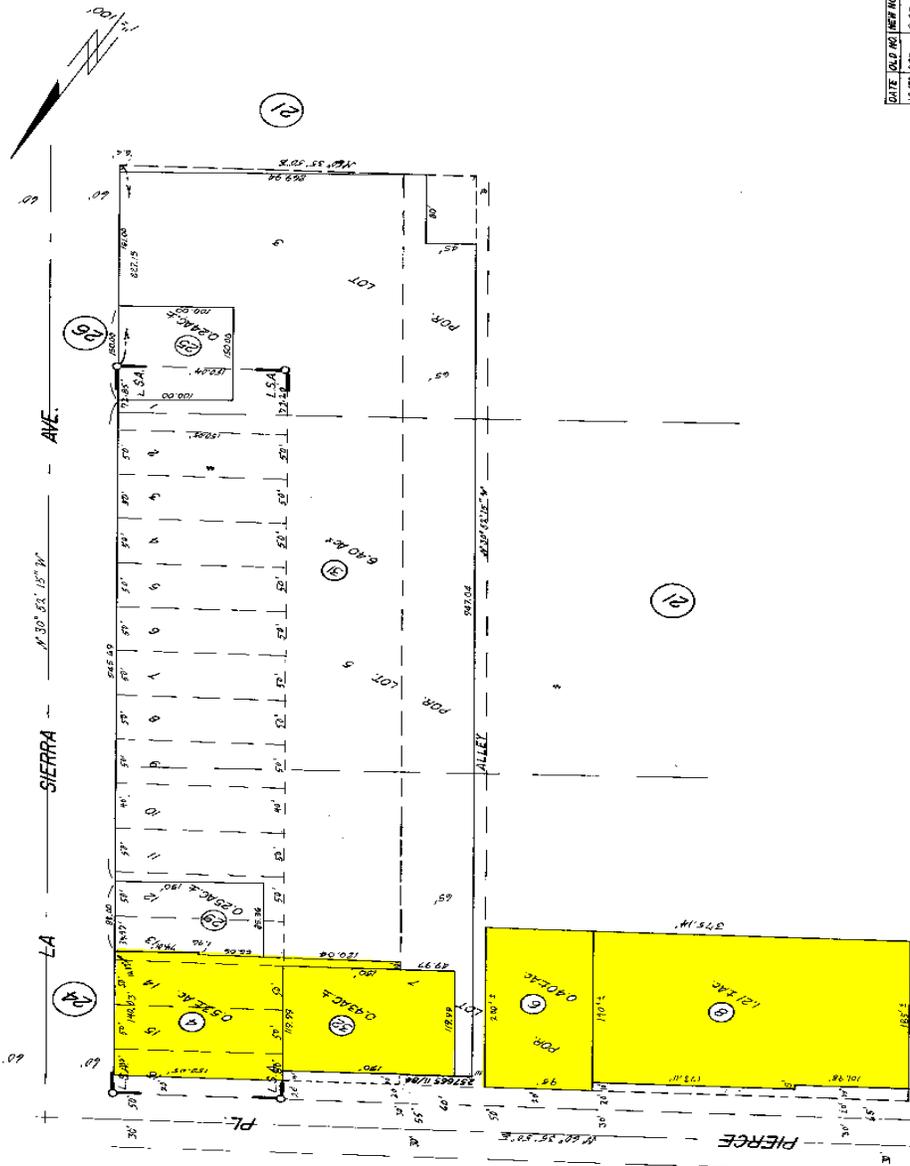
Thence North 30°51'15" west, a distance of 200.00 feet to the southeasterly line of Pierce Street as it now exists;

Thence North 60°37'00" east along the southeasterly line of said Pierce Street as it now exists, a distance of 95.00 feet to the point of beginning.

6-33
146-22

T.R.A. 929

POR. CITY OF RIVERSIDE
POR. RANCHO LA SIERRA
POR. SEC'S 10, 11, 14 T.3S R.6W



DATE	OLD AC.	NEW AC.
10/78	0.07	0.37
11/77	5	18 T.3S R.6W
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"	86, 87	88, 89
"	88, 89	90, 91
"	90, 91	92, 93
"	92, 93	94, 95
"	94, 95	96, 97
"	96, 97	98, 99
"	98, 99	100, 101

M.B. 7/66 La Sierra Heights Tract No. 2
M.B. 13/73 La Sierra Academy Tract No. 1

ASSESSOR'S MAP BK 146 PG. 22
RIVERSIDE COUNTY, CALIF.

JUL. 1974

EXHIBIT B: Public Utility Easement Description & Plat Map

PUBLIC UTILITY EASEMENT
POR. APN: 146-220-037

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

That portion of Lots 13 through 16 of La Sierra Academy Tract No. 1 as shown by map on file in Book 13 of Maps, at Page 73 thereof, Records of Riverside County, California, described as follows:

Commencing at the most northerly corner of Parcel "A" of Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513 recorded July 30, 2009 as Document No. 396718, Official Records of Riverside County, California;

Thence South 59°47'39" West along the northwesterly line of said Parcel A, a distance of 0.08 feet to the southwesterly line of La Sierra Avenue as granted by document recorded May 24, 2010 as Document No. 2010-0238424, Official Records of said County, and the Point of Beginning;

Thence continuing South 59°47'39" West along said northwesterly line, a distance of 35.00 feet;

Thence North 30°37'54" West, a distance of 20.00 feet;

Thence North 59°47'39" East, a distance of 27.00 feet;

Thence North 30°37'54" West, a distance of 23.00 feet;

Thence North 59°47'39" East, a distance of 8.00 feet to said southwesterly line of La Sierra Avenue;

Thence South 30°37'54" East, along said southwesterly line of La Sierra Avenue, a distance of 43.00 feet to the Point of Beginning.

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

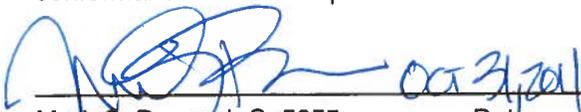
 09/30/13 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13





EXHIBIT C: Mitigation Measures & Design Guidelines for Five Points

Section 11 B. Mitigation Measures 4 & 5

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

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

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

The Five Points Plaza shall include the following design element:

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

The Five Points Plaza may include the following design elements:

a. A series of pathways in contrasting pavers taking the shape of Five Points

b. Granite markers representing the buildings and uses in place when the largest number were present, such as in the late 1940s.

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

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

- a. New construction should emphasize pedestrian-scaled mass, height, and orientation.
- b. Building height should be primarily single-story with multistory mixed in for variety and visual interest, as appropriate.
- c. Public sidewalks and walkways should be wide to encourage pedestrian circulation.
- d. Architectural design should be varied and visually interesting, offering the look of a commercial area consisting of buildings that were constructed separately, over a period of time. An excessive use of ornamentation is discouraged. Designs should include elements such as stepped parapets, simple cornices, and canopies and awnings for shade. Street furniture such as lighting, public signage, and other right-of-way improvements should be in character with these architectural standards and placed to enhance the linear quality of the corridor where possible (Photographic examples are provided in Appendix F for guidance only).
- e. Signage should emphasize painted-on and attached types, affixed to building walls, storefront windows, or the primary entry door.

EXHIBIT D: Restricted Access Map of Five Points



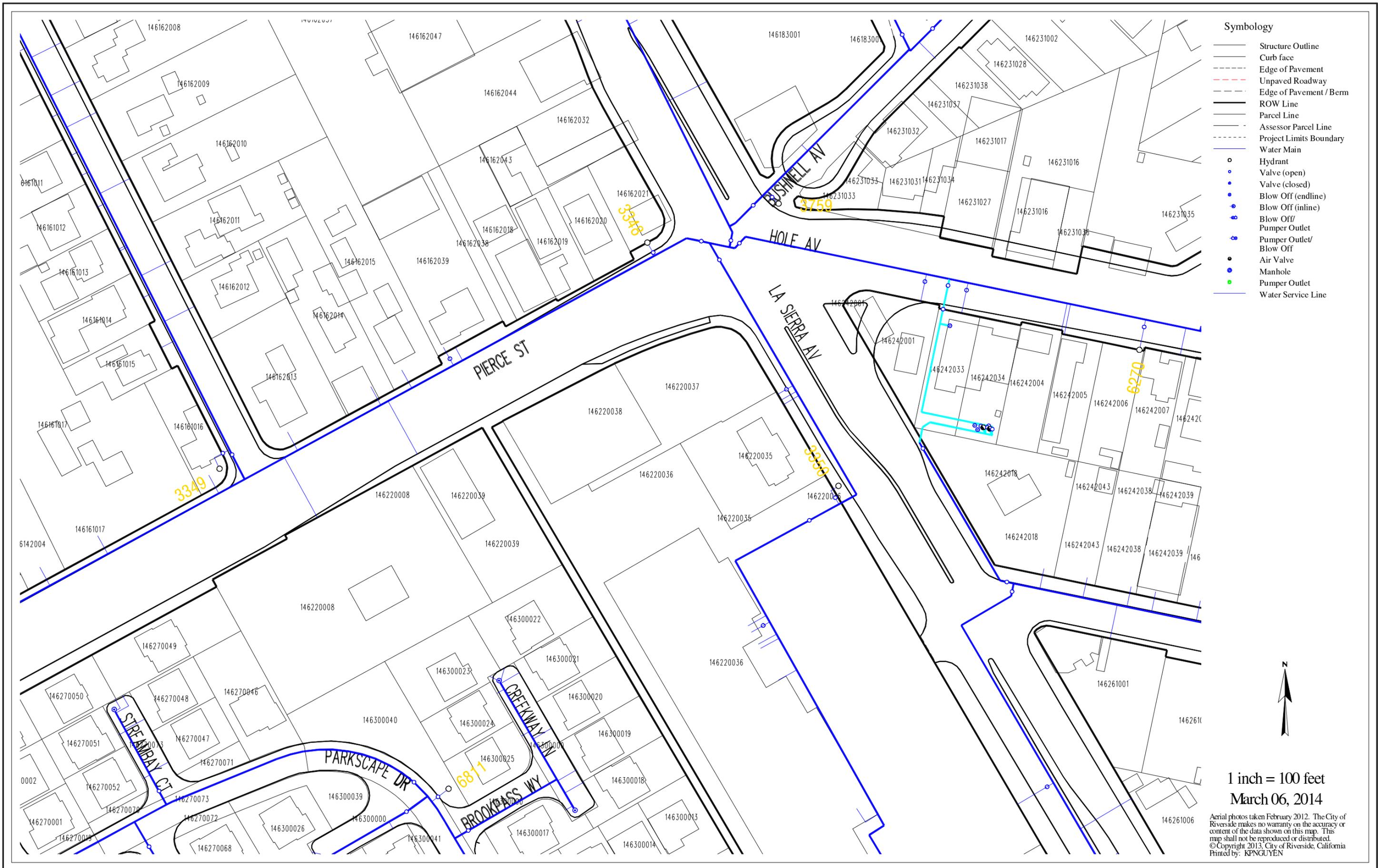
- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - - - Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - Street Centerline
 - Private Street Centerline
 - Proposed Street Centerline
 - - - Easement Line
 - Restricted Access Easement Line



1 inch = 100 feet
 March 06, 2014

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EXHIBIT E: Utility Location Map



- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - . - . Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - - - Project Limits Boundary
 - Water Main
 - Hydrant
 - Valve (open)
 - Valve (closed)
 - Blow Off (endline)
 - Blow Off (inline)
 - Blow Off/ Pumper Outlet
 - Pumper Outlet/ Blow Off
 - Air Valve
 - Manhole
 - Pumper Outlet
 - Water Service Line



1 inch = 100 feet
 March 06, 2014

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



1 inch = 100 feet
 March 06, 2014

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