REQUEST FOR PROPOSALS FOR

FIVE POINTS RIVERSIDE
SITE C

0.945 acres of vacant land at the southeast corner of Hole and Bushnell Avenues

A Unique Mixed-Use Residential & Commercial Development Opportunity

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

Issue Date: June 27, 2019
Proposal Due Date: 5:00 PM on Sept 27, 2019
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Exhibit A - Map

Exhibit B - Legal Description & Plat Maps

Exhibit C - Access Denial Map

Exhibit D - Utility Map
The City of Riverside is the largest city, cultural, civic and economic heart of the Inland Southern California region, located approximately 60 miles (97 km) east of Los Angeles. With a population of 327,728, Riverside is the 58th-largest city in the United States, the 12th largest in California, and the sixth in Southern California. Incorporated in 1883 as a Charter City, and soon after taking steps to establish its own Public Utility, Riverside has always had a distinct identity and innovative character that makes up its unique blend of historic charm and modern city lifestyle.

Riverside enjoys a rich heritage, reflected in the city’s architecture, cuisine, culture, and civic life. The city has evolved from a quiet, agricultural colony into a dynamic, culturally diverse city with a growing urban core that is now a regional hub for higher education, technology, commerce, law, finance and culture. Riverside benefits 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. And yet, the true uniqueness of Riverside continues to be its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.
Riverside is a historic city with a youthful population and innovative outlook. The median age in Riverside is 31.3 years. The city is home to four internationally recognized universities and colleges that support an estimated 65,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, as well as several accredited private colleges are preparing future workforce talent with specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Riverside’s youngest citizens have opportunities as well, with public and private school options that offer a variety of career academies and STEM education choices.

While rich in history, Riverside maintains its position as the economic engine of the Inland Southern California region. Ranking #1 among all cities in virtually every economic indicator; including number of jobs, number of businesses, and assessed valuation. Job growth in the city exceeded that of both the region and the state of California in 2018. Local unemployment is at a low 3.6%. Residential real estate is affordable when compared to coastal communities in Southern California, which favors strong consumer spending and disposable income. The award winning city continues to be recognized for its ongoing achievements and has been the contributing factor in the receipt of numerous regional and local awards. Riverside ranked 4th overall for minority entrepreneurs (Entrepreneur, 2017), 6th among top small business cities in the US (Biz2Credit, 2018) and Brookings yearly report ranked the Riverside metro area at 14 for Top Metro Areas for Growth in 2018.

Today, Riverside is experiencing phenomenal growth. During the great recession, Riverside chose to invest over $1.5 billion in infrastructure improvements and community amenities. A decision that has served residents and businesses well by drawing private investment and public/private partnerships that are changing the economic landscape of the city. The following hyperlink will take you to the City of Riverside’s (City) Economic Development website.

Fueling Growth & Catalyzing Innovation
Five Points Riverside is defined by its streets 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 unique due to its intersection and crossroads as it is the only commercial district in Riverside named and known for the distinctive geographic character of the design of its street system.

The former Redevelopment Agency acquired and relocated tenants in an effort to assemble parcels for street improvement as well as future development. The City’s Public Works Department designed and constructed the street widening project at Five Points, which included realignment and widening of the intersection. The subject property (Property) is the remaining lot from the three (3) available sites for development. Site A is developed with a Rite Aid, Dunkin’ Donuts, Flame Broiler, Subway Sandwich, and an Auto Zone. Site B is under contract for a mixed-use retail and senior housing multi-family residential development.

The Property is located within a walkable distance to 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, 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, business offices, medical offices, 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 also within walking distance from the Property.
### Demographic Information (Source: ESRI)

<table>
<thead>
<tr>
<th>Radius</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2023 Projected Population:</td>
<td>149,345</td>
<td>291,020</td>
</tr>
<tr>
<td>2018 Population:</td>
<td>141,296</td>
<td>275,703</td>
</tr>
<tr>
<td>2018 Median Age:</td>
<td>31.8</td>
<td>32.7</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2023 Projected Households:</td>
<td>42,376</td>
<td>81,065</td>
</tr>
<tr>
<td>2018 Households:</td>
<td>40,206</td>
<td>77,068</td>
</tr>
<tr>
<td>2018 Avg. Household Size:</td>
<td>3.47</td>
<td>3.48</td>
</tr>
<tr>
<td>2018 Owner Occupied Units:</td>
<td>21,513</td>
<td>44,134</td>
</tr>
<tr>
<td>2018 Renter Occupied Units:</td>
<td>18,694</td>
<td>32,934</td>
</tr>
<tr>
<td><strong>Income</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Avg. Household Income:</td>
<td>$78,532</td>
<td>$82,825</td>
</tr>
<tr>
<td>2018 Per Capita Income:</td>
<td>$22,849</td>
<td>$24,314</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018 Daytime Workers:</td>
<td>$46,976</td>
<td>$113,303</td>
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Site C is approximately 0.945 acres of vacant land located at the Five Points intersection, a City landmark. It is a short walk from La Sierra University, located near upscale shops, high-quality restaurants and key services, as well as being in close proximity to the Inland Empire’s most prestigious shopping center, the Galleria at Tyler.

The property is located at the southeast corner of Hole and Bushnell Avenues and is comprised of eight (8) adjoining parcels, known as portions of Assessor’s Parcel Numbers 146-231-016, 017, 027, 031, 032, 033, 034, and 036 (Property). Full width street improvements were installed by the City along Hole and Bushnell Avenues are shown on the attached Site Location Map (Exhibit A). Bushnell Avenue terminates into a cul-de-sac and does not have westerly access to the Five Points intersection. Hole Avenue has westerly signalized access to both Pierce Street and La Sierra Avenue.

The Legal Description and Plat Map describes the consolidation of all eight parcels (Exhibit B). Please note that Parcel B is described as a 322.22 linear foot access denial line along Hole Avenue. Access to the Property is provided by a thirty (30) foot approach at the easternmost property line. Additionally, please note that a preferred project will encompass all eight adjoining parcels, and the Successor Agency prefers that these parcels be consolidated prior to close of escrow as described in Exhibit B.

The Property has been approved by the California Department of Finance 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 commercial development which will enhance the surrounding neighborhood, provide job opportunities for local residents and ensure that the reestablishment of blight does not occur.
The Property is zoned Commercial General and the General Plan designation is Mixed Use – Village. The Commercial General Zone is intended to allow for more intense service commercial retail, and office uses. The Mixed-Use Village designation provides for medium to high density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. This designation is intended to encourage new housing opportunities, such as live/work units and residential over retail, which are proximate to commercial services and promote pedestrian activity. Plazas, courtyards, outdoor dining and other public gathering spaces and community amenities are strongly encouraged. The focus of the development and design standards is on landscaping and buffering techniques to provide transitions from developed commercial areas to lower density residential neighborhoods.

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 development that will support the community, enhance the surrounding neighborhood and provide job opportunities for local residents.

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

Please note: any required zoning change and/or General Plan amendment will be at the sole cost and expense of the selected proposer.
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:

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

2. **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.

3. **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.

4. **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.
Each proposer is required to submit a development proposal clearly addressing all of the requirements outlined in this RFP. The details of the statement 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 document, 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 development proposal organized according to his or her preference, the submittal 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 the holding period. If no intended users have been identified, please identify the development as speculative.
2. Development Qualifications and Experience: The developer shall provide a summary of qualifications and 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 developer:

- The proposer shall provide the name(s), address(es), telephone number(s) and e-mail address(es) of the developer and identify a single person who will be the primary contact for the developer during the selection process.

- The proposer shall provide a description of qualifications and experience within the most recent ten-year period. Additionally, the proposer shall; provide names and addresses of the team members including architect, general contractor and subcontractor and their role in each of the completed projects and the time period of his or her involvement.

- The proposer shall identify any litigation, mediation, or arbitration, regarding the performance of any services similar to the services, in which the company has been involved in the past five years. If the services require a license of certification, the proposed shall; included any claims or disciplinary action taken against company or any of company’s key personnel within the past five years.
3. **Statement of Financial Capability:** 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. **Development Timeline:** The proposer shall indicate whether the requirement below is acceptable or propose a different timeline for due diligence/entitlements and construction period.

5. **Purchase Price:** The Property will be sold “as is” and at fair market value. Please note that the State of California Department of Finance (Department of Finance) requires 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. Please also note that the Purchase and Sale Agreement is subject to the approvals of the Successor Agency, Countywide Oversight Board, and the Department of Finance.

6. **Deposit Amount:** Should the proposal be accepted by the Successor Agency, a deposit in the amount of 2% of the proposed purchase price, or $10,000, 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
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 6 of the Submittal Requirements (on pages 9 - 11):

- Development Narrative (40%)
- Development Qualifications and Experience (30%)
- Financial Capability (15%)
- Development 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 Countywide Oversight Board for approvals. If these required approvals are received, staff will submit the PSA to the Department of Finance for review and approval. Upon obtaining approval from the Department of Finance, 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 once the Successor Agency and the selected proposer have completed all negotiations and a contract/agreement is presented to the Successor Agency Board for approval. 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.
All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Lisa Andresen
landresen@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 the Mayor, City Councilmember, or City staff other than the individual indicated above (specific to this RFP), prior to award of a contract by the Successor Agency, 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 submittal 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.
As previously noted, proposals are due by or before **5:00 P.M. on September 27, 2019**. 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 landresen@riversideca.gov by **August 9, 2019** and answers will be provided and posted to www.riversideca.gov/cdd/rfp.asp by **August 23, 2019**.

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

**City of Riverside**  
**Community & Economic Development Department**  
**Attn: Lisa Andresen, Real Property Agent**  
**3900 Main Street, 5th Floor**  
**Riverside, CA 92522**  
**landresen@riversideca.gov**

Please note: The Successor Agency reserves the right to amend, extend, 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

Map
Exhibit B
Legal Description & Plat Maps
EXHIBIT A

FIVE POINTS
SITE “C”

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

Parcel “A”

That portion of Lot “I” and Lot 2 in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the intersection of the Northeasterly line of Parcel 3 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 2008-0085577, Official Records of Riverside County, California, said Northeasterly line also being a line parallel with and distant 3.50 feet Northeasterly from the Northeasterly line of Lot 3 of Assessor’s Map No. 21, on file in Book 1, Page 26 of Assessor’s Maps, Records of Riverside County, California and a line parallel with and distant 30.00 feet Southeasterly, measured at right angles from the centerline of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.45°05’41”E. along said Northeasterly line, a distance of 74.98 feet to the most Easterly corner of said Parcel 3;

Thence N.66°32’19”E. along the Northwesterly line of Lots 5, 6 and 7 of said Assessor’s Map No. 21 and the Northeasterly line of that certain parcel conveyed to the City of Riverside by Deed recorded April 21, 2010 as Document No. 2010-0182455, Official Records of Riverside County, California, a distance of 211.82 feet to the most Northerly corner of said parcel conveyed to the City of Riverside, said corner also being the most Northerly corner of said Lot 7;

Thence S.11°46’34”W. along the Easterly line of said Lot 7 and Lot 8 of said Assessor’s Map No. 21, a distance of 219.44 feet;

Thence N.77°16’10”W., a distance of 123.94 feet;

Thence Westerly on a curve concave Southerly having a radius of 724.00 feet, through an angle of 15°41’27”, an arc length of 198.27 feet;

Thence Westerly on a reverse curve, concave Northerly having a radius of 68.00 feet, through an angle of 20°59’25”, an arc length of 24.91 feet (the initial radial line bears S.02°57’37”E.) to the Easterly line of that certain parcel of land as described by deed to the City of Riverside recorded October 14, 1975 as Instrument No. 125809, Official Records of Riverside County, California;
Thence Northwesterly on a non-tangent curve, concave Northeasterly having a radius of 26.00 feet, through an angle of 18°18'33", an arc length of 8.31 feet (the initial radial line bears S.67°25'35"W.) to the Southeasterly line of Bushnell Avenue as shown on said La Sierra Gardens;

Thence N.44°54'19"E. along said Southeasterly line, a distance of 6.80 feet to the most Westerly terminus of Parcel "B" as described to the City of Riverside by Grant of Easement & Waiver of Access Rights, recorded May 24, 2010 as Document No. 2010-0238423, Official Records of Riverside County, California;

Thence the following four (4) courses along the Southerly line of said Parcel "B";

Northeasterly on a non-tangent curve, concave Northwesterly having a radius of 48.00 feet, through an angle of 80°22'33", an arc length of 67.34 feet (the initial radial line bears S.20°16'52"W.);

N.29°54'19"E., a distance of 49.67 feet;

Northeasterly on a curve, concave Southeasterly having a radius of 103.00 feet, through an angle of 15°00'00", an arc length of 26.97 feet;

N.44°54'19"E., a distance of 53.17 feet to the point of beginning.

The above described parcel of land contains 0.945 acres, more or less.

Parcel "B" – Access Denial Line
That portion of Lot 1 and Lot 2 in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, shall have no rights of ingress and egress to and from Hole Avenue and Bushnell Avenue, public streets, over and across the following described line hereinafter referred to as Course "A":

Commencing at the intersection of the Northeasterly line of Parcel 3 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 2008-0085577, Official Records of Riverside County, California, said Northeasterly line also being a line parallel with and distant 3.50 feet Northeasterly from the Northeasterly line of Lot 3 of Assessor's Map No. 21, on file in Book 1, Page 26 of Assessor's Maps, Records of Riverside County, California and a line parallel with and distant 30.00 feet Southeasterly, measured at right angles from the centerline of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.45°05'41"E. along said Northeasterly line, a distance of 74.98 feet to the most Easterly corner of said Parcel 3;

Thence N.66°32'19"E. along the Northwesterly line of Lots 5, 6 and 7 of said Assessor's Map No. 21 and the Northeasterly line of that certain parcel conveyed to the City of Riverside by Deed recorded April 21, 2010 as Document No. 2010-0182455, Official Records of
Riverside County, California, a distance of 211.82 feet to the most Northerly corner of said parcel conveyed to the City of Riverside, said corner also being the most Northerly corner of said Lot 7;

Thence S.11°46'34"W. along the Easterly line of said Lot 7 and Lot 8 of said Assessor's Map No. 21, a distance of 219.44 feet;

Thence N.77°16'10"W., a distance of 30.01 feet to a line parallel with and distant 30.00 feet Westerly, measured at right angles from the Easterly line of said Lot 8, being the Point of Beginning of said line(Course "A") description;

Thence continuing N.77°16'10"W., a distance of 93.93 feet;

Thence Westerly on a curve concave Southerly having a radius of 724.00 feet, through an angle of 15°41'27", an arc length of 198.27 feet;

Thence Westerly on a reverse curve, concave Northerly having a radius of 68.00 feet, through an angle of 20°59'25", an arc length of 24.91 feet (the initial radial line bears S.02°57'37"E.) to the Easterly line of that certain parcel of land as described by deed to the City of Riverside recorded October 14, 1975 as Instrument No. 125809, Official Records of Riverside County, California;

Thence Northwesterly on a non-tangent curve, concave Northeasterly having a radius of 26.00 feet, through an angle of 18°18'33", an arc length of 8.31 feet (the initial radial line bears S.67°25'35"W.) to the Southeasterly line of Bushnell Avenue as shown on said La Sierra Gardens;

Thence N.44°54'19"E. along said Southeasterly line, a distance of 6.80 feet to the most Westerly terminus of Parcel "B" as described to the City of Riverside by Grant of Easement & Waiver of Access Rights, recorded May 24, 2010 as Document No. 2010-0238423, Official Records of Riverside County, California to the end of said line description.

Access Denial Line length – 332.22 feet.

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

Curtis C. Stephens, L.S. 7519

Prep. E.V.

Date
COURT DATA


Exhibit C

Access Denial Map
PARCEL "A" AREA = 0.945 AC +/-

PARCEL "B" WAIVED ACCESS RIGHTS = 332.22 L.F.
(COURSE "A")

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.
Exhibit D
Utility Map
CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 50'  DRAWN BY: EV  DATE: 6/6/19  SUBJECT: FIVE POINTS PROJECT - SITE "C" - UTILITIES