

ORANGE COAST TITLE CO.

Recording requested by:

DOC 2000-139568

04/14/2000 08:00A Fee:39.00

Page 1 of 12

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



1814636

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: **LL-010-990**
APN 231-030-004, 005
231-050-003
231-070-007, 010, 012, 013

LL - 010-990

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CALIFORNIA BAPTIST UNIVERSITY, a non-profit Religious Benefit Corporation**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 4/13/00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California
County of Riverside } ss

CAPACITY CLAIMED BY SIGNER

On April 13, 2000, before me Francisca Andrade
(date) (name)

- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____

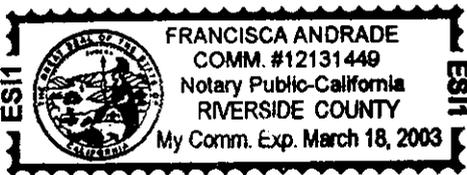
a Notary Public in and for said State, personally appeared

Robert C. Mease
Name(s) of Signer(s)

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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

- () Partner(s)
- () General
- () Limited



The party(ies) executing this document is/are representing:

WITNESS my hand and official seal.

Francisca Andrade
(signature)



Mail to: California Baptist University
8432 Magnolia Avenue
Riverside, CA. 92504
Attn: Laura Chapman

LL-010-990



2000-139568
04/14/2000 08:00A
3 of 12

September 7, 1999
Revised October 12, 1999
Revised October 25, 1999
Revised December 13, 1999
Revised March 22, 2000

Exhibit "A"
City of Riverside – Lot Line Adjustment No. LL-010-990
Legal Description of Adjusted Parcels

Parcel 1

Parcel 1 of Parcel Map No. 22970 as shown by map on file in Book 153 of Parcel Maps, Pages 34 through 35 thereof, Records of Riverside County, State of California.

The above described parcel of land contains 15.49 acres, more or less.

Parcel 2

That portion of Parcel 2 of Parcel Map No. 22970 as shown by map on file in Book 153 of Parcel Maps, Pages 34 through 35 thereof, Records of Riverside County, State of California, more particularly described as follows:

COMMENCING at the Westerly corner of Lot 12, Block 23 of the Lands of the Riverside Land and Irrigating Company on file in Book 1 of Maps, Page 70 thereof, Records of San Bernardino County, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;

Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Southerly corner of said Parcel 2 of Parcel Map No. 22970;

Thence N.33°59'31"W. along the Westerly line of said Parcel 2, a distance of 220.00 feet, to an angle point therein;

Thence N.56°00'04"E. along said Westerly line of Parcel 2, a distance of 612.46 feet, to an angle point therein in said Westerly line of Parcel 2;

Thence N.33°59'30"W. along said Westerly line of Parcel 2, a distance of 223.00 feet, to the POINT OF BEGINNING;

Thence N.56°00'30"E., a distance of 215.00 feet;

Thence S.33°59'30"E., a distance of 140.00 feet;

Thence N.56°00'30"E., a distance of 494.94 feet, to the Northeasterly line of said Parcel 2;

Thence N.33°59'30"W. along said Northeasterly line, a distance of 1019.10 feet, to the Northerly corner of said Parcel 2, also being the Southeasterly line of Magnolia Avenue, 132.00 feet wide, as shown by said Parcel Map No. 22970;

Thence S.56°00'00"W. along the Northwesterly line of said Parcel 2, a distance of 709.94 feet, to the most Westerly corner of said Parcel 2;



Thence S.33°59'30"E. along said Westerly line of Parcel 2, a distance of 388.00 feet, to a point in said Westerly line which bears N.33°59'30"W., a distance of 491.00 feet from the Point of Beginning;

Thence N.56°00'30"E., a distance of 325.00 feet;

Thence S.33°59'30"E., a distance of 329.00 feet,

Thence S.56°00'30"W., a distance of 325.00 feet, to said Westerly line of Parcel 2;

Thence S.33°59'30"E. along said Westerly line, a distance of 162.00 feet, to the Point of Beginning

The above described parcel of land contains 13.46 acres, more or less.

Parcel 3

That portion of Parcel 2 of Parcel Map No. 22970 as shown by map on file in Book 153 of Parcel Maps, Pages 34 through 35 thereof, Records of Riverside County, State of California, more particularly described as follows:

COMMENCING at the Westerly corner of Lot 12, Block 23 of the Lands of the Riverside Land and Irrigating Company on file in Book 1 of Maps, Page 70 thereof, Records of San Bernardino County, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;

Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Southerly corner of said Parcel 2 of Parcel Map No. 22970;

Thence N.33°59'31"W. along the Westerly line of said Parcel 2, a distance of 220.00 feet, to an angle point therein;

Thence N.56°00'04"E. along said Westerly line of Parcel 2, also being along the Southeasterly line of said Parcel 1, a distance of 612.46 feet, to an angle point therein in said Westerly line of Parcel 2;

Thence N.33°59'30"W. along said Westerly line of Parcel 2, also being along the Northeasterly line of said Parcel 1, a distance of 385.00 feet, to the POINT OF BEGINNING;

Thence continuing N.33°59'30"W. along said Westerly line of Parcel 2, a distance of 329.00 feet;

Thence N.56°00'30"E., a distance of 325.00 feet;

Thence S.33°59'30"E., a distance of 329.00 feet;

Thence S.56°00'30"W., a distance of 325.00 feet, to the Point of Beginning.

The above described parcel of land contains 2.45 acres, more or less.



Parcel 4

That portion of Parcel 2 of Parcel Map No. 22970 as shown by map on file in Book 153 of Parcel Maps, Pages 34 through 35 thereof, Records of Riverside County, State of California, more particularly described as follows:

COMMENCING at the Westerly corner of Lot 12, Block 23 of the Lands of the Riverside Land and Irrigating Company on file in Book 1 of Maps, Page 70 thereof, Records of San Bernardino County, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;

Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Southerly corner of said Parcel 2 of Parcel Map No. 22970, being the POINT OF BEGINNING;

Thence N.33°59'31"W. along the Westerly line of said Parcel 2, a distance of 220.00 feet, to an angle point therein, also being Southerly corner of Parcel 1 of said Parcel Map 22970;

Thence N.56°00'04"E. along said Westerly line of Parcel 2, also being along the Southeasterly line of said Parcel 1, a distance of 612.46 feet, to an angle point therein in said Westerly line of Parcel 2,

Thence N.33°59'30"W. along said Westerly line of Parcel 2, a distance of 223.00 feet;

Thence N.56°00'30"E., a distance of 215.00 feet;

Thence S.33°59'30"E., a distance of 140.00 feet;

Thence N.56°00'30"E., a distance of 494.94 feet, to the Northeasterly line of said Parcel 2;

Thence S.33°59'30"E. along said Northeasterly line, a distance of 302.92 feet, to Easterly corner of said Parcel 2, also being the Northerly corner of Lot 10, Block 23 of said Lands of Riverside Land and Irrigating Company as shown by said map of Tract No. 18586;

Thence S.56°00'04"W. along the Southeasterly line of said Parcel 2, also being along the Northwesterly line of said Lot 10 and along the Northwesterly line of Lot 11, Block 23 of said Lands of Riverside Land and Irrigating Company, a distance of 1322.40 feet, the Point of Beginning;

The above described parcel of land contains 8.72 acres, more or less.

Parcel 5

Parcel 2 and that portion of Parcel 1 of Parcel Map No. 7998 as shown by map on file Book 30 of Parcel Maps, Pages 12 and 13 thereof, Records of Riverside county, State of California, together with a portion of Lots 10 and 11, Block 23 of the Lands of the Riverside Land and Irrigating Company, on file in Book 1 of Maps, Pages 70 thereof, Records of San Bernardino County, State of California, more particularly described as follows:

COMMENCING at the Westerly corner of Lot 12, Block 23 of said Lands of the Riverside Land and Irrigating Company, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;



Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Westerly corner of said Lot 11 as shown by said map of Tract No. 18586, and also being the Southerly corner of Parcel 2 of Parcel Map No. 22970 as shown by map on file in Book 153 of Parcel Maps, Pages 34 and 35 thereof, Records of Riverside County, State of California;

Thence continuing N.56°00'05"E. along the Northwesterly line of said Lot 11 as shown by said map of Tract No. 18586, also being along the Southeasterly line of said Parcel 2, a distance of 641.57 feet, to a point which bears S.56°00'05"W., a distance of 680.83 feet from the most Northerly corner of Lot 10 as shown by said map of Tract No. 18586, also being the Easterly corner of said Parcel 2 of Parcel Map No. 22970, being the POINT OF BEGINNING;

Thence S.33°34'34"E., a distance of 260.08 feet;

Thence N.56°00'30"E., a distance of 413.56 feet, to the Northeasterly line of said Parcel 1 of Parcel Map No. 7998;

Thence S.33°59'30"E. along said Northeasterly line, a distance of 133.56 feet, to the Southerly corner of that certain parcel of land described in deed to California Baptist College Corporation, by document recorded December 21, 1979, as Instrument No. 271021 of Official Records of said Riverside County, California;

Thence N.56°00'30"E. along the Southeasterly line of said parcel described in deed to California Baptist College Corporation, a distance of 269.15 feet, to the Easterly corner thereof, being a point in the Northeasterly line of said Lot 10;

Thence N.33°59'30"W. along the Northeasterly line of said parcel described in deed to California Baptist College Corporation, and along the Northeasterly line of said Lot 10 a distance of 393.72 feet, to the Northerly corner of said Lot 10, also being the Easterly corner of said Parcel 2 of Parcel Map No. 22970;

Thence S.56°00'05"W. along the Northwesterly line of said Lot 11 and Lot 10, also being along the Southeasterly line of said Parcel 2, a distance of 680.83 feet, to the Point of Beginning.

The above described parcel of land contains 4.90 acres, more or less.

Parcel 6

That portion of Parcel 1 of Parcel Map No. 7998 as shown by map on file in Book 30 of Parcel Maps, Pages 12 through 13 thereof, Records of Riverside County, State of California, together with a portion of Lots 11 and 14, Block 23 of the Lands of the Riverside Land and Irrigating Company, on file in Book 1 of Maps, Pages 70 thereof, Records of San Bernardino County, State of California, more particularly described as follows:

COMMENCING at the Westerly corner of Lot 12, Block 23 of said Lands of the Riverside Land and Irrigating Company, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;

Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Westerly corner of said Lot 11,



and also being the Southerly corner of Parcel 2 of Parcel Map No. 22970 on file in Book 153 of Parcel Maps, Pages 34 and 35 thereof, Records of Riverside County;

Thence continuing N.56°00'05"E. along the Northwesterly line of said Lot 11 as shown by said map of Tract No. 18586, also being along the Southeasterly line of said Parcel 2, a distance of 641.57 feet, to a point which bears S.56°00'05"W., a distance of 680.83 feet from the most Northerly corner of Lot 10 as shown by said map of Tract No. 18586, also being the Easterly corner of said Parcel 2;

Thence S.33°34'34"E., a distance of 260.08 feet, to the POINT OF BEGINNING;

Thence N.56°00'30"E., a distance of 413.56 feet, to the Northeasterly line of said Parcel 1 of Parcel Map No. 7998;

Thence S.33°59'30"E. along said Northeasterly line, a distance of 133.56 feet, to the Southerly corner of that certain parcel of land described in deed to California Baptist College Corporation, by document recorded December 21, 1979, as Instrument No. 271021 of Official Records of said Riverside County, California;

Thence continuing S.33°59'30"E. along the Northeasterly line of said Parcel 1, a distance of 514.41 feet, to the Easterly corner of said Parcel 1, being a point in the Northwesterly line of Diana Avenue as described by Grant Deed recorded March 15, 1963, Instrument No. 26393, Book 3345/219, Official Records of Riverside County;

Thence S.53°49'33"W., along the Northwesterly line of said Diana Avenue, a distance of 392.33 feet, to the Northeasterly line of said Lot 14;

Thence S.33°59'30"E. along said Northwesterly line, a distance of 3.12 feet, to the Northwesterly line of said Diana Avenue as described by Grant Deed recorded October 13, 1967, Instrument No. 90565, Official Records of Riverside County;

Thence Southwesterly along last mentioned Northwesterly line of Diana Avenue along a non-tangent curve concave Northwesterly, having a radius of 4968.00, through an angle of 00°08'14", an arc length of 26.35 feet, to a line which bears S.33°34'34"E. from the Point of Beginning, (the initial radial line bears S.35°13'42"E.);

Thence N.33°34'34"W. along said line, a distance of 666.55 feet, to the Point of Beginning;

The above described parcel of land contains 6.27 acres, more or less.

Parcel 7

That portion of Lots 11 and 14, Block 23 of the Lands of the Riverside Land and Irrigating Company, on file in Book 1 of Maps, Pages 70 thereof, Records of San Bernardino County, State of California, described as follows:

COMMENCING at the Westerly corner of Lot 12, Block 23 of said Lands of the Riverside Land and Irrigating Company, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;



Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Westerly corner of said Lot 11, and also being the Southerly corner of Parcel 2 of Parcel Map No. 22970 on file in Book 153 of Parcel Maps, Pages 34 and 35 thereof, Records of Riverside County;

Thence continuing N.56°00'05"E. along the Northwesterly line of said Lot 11 as shown by said map of Tract No. 18586, a distance of 641.57 feet, to a point which bears S.56°00'05"W., a distance of 680.83 feet from the most Northerly corner of Lot 10 as shown by said map of Tract No. 18586, also being the Easterly corner of said Parcel 2;

Thence S.33°34'34"E., a distance of 260.08 feet, to the POINT OF BEGINNING;

Thence S.56°00'30"W., a distance of 238.71 feet;

Thence S.12°45'20"W., a distance of 269.28 feet;

Thence S.33°59'30"E., a distance of 142.81 feet;

Thence S.11°00'30"W., a distance of 104.16 feet;

Thence S.56°00'07"W., a distance of 131.19 feet, to the corner common to said Lots 11, 12 and 14, also being the Northerly corner of map of Diana Park as shown by map on file in Book 39 of Maps, Pages 88 and 89 thereof, Records of Riverside County, State of California;

Thence S.33°59'31"E. along the Southwesterly line of said Lot 14, also being along the Northeasterly line of said map of Diana Park, a distance of 266.30 feet, to the Easterly corner of Lot 17 of said Diana Park, also being the Northwesterly line of Diana Avenue as described by Grant Deed recorded October 13, 1967, Instrument No. 90565, Official Records of Riverside County;

Thence N.55°59'54"E. along the Northwesterly line of said Diana Avenue as described by said Grant Deed, a distance of 554.83 feet;

Thence Northeasterly along said Northwesterly line along a curve concave Northwesterly, having a radius of 4968.00 feet, through an angle of 00°55'22", an arc length of 80.01 feet, to a line which S.33°34'34"E. from the Point of Beginning;

Thence N.33°34'34"W. along said line, a distance of 666.55 feet, to the Point of Beginning.

The above described parcel of land contains 7.52 acres, more or less.

Parcel 8

That portion of Lots 11, 12 and 14, Block 23 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, Pages 70 thereof, Records of San Bernardino County, State of California, more particularly described as follows:

BEGINNING at the Westerly corner of Lot 12, Block 23 of said Lands of the Riverside Land and Irrigating Company, as shown by map of Tract No. 18586 on file in Book 139 of Maps, Pages 80 through 81 thereof, Records of Riverside County, State of California;



Thence N.56°00'05"E. along the Northwesterly line of said Lot 12 as shown by said map of Tract No. 18586, a distance of 661.20 feet to the Northerly corner of said Lot 12, also being the Westerly corner of said Lot 11, and also being the Southerly corner of Parcel 2 of Parcel Map No. 22970 on file in Book 153 of Parcel Maps, Pages 34 and 35 thereof, Records of Riverside County;

Thence continuing N.56°00'05"E. along the Northwesterly line of said Lot 11 as shown by said map of Tract No. 18586, a distance of 641.57 feet, to a point which bears S.56°00'05"W., a distance of 680.83 feet from the most Northerly corner of Lot 10 as shown by said map of Tract No. 18586, also being the Easterly corner of said Parcel 2 of Parcel Map No. 22970;

Thence S.33°34'34"E., a distance of 260.08 feet;

Thence S.56°00'30"W., a distance of 238.71 feet;

Thence S.12°45'20"W., a distance of 269.28 feet;

Thence S.33°59'30"E., a distance of 142.81 feet;

Thence S.11°00'30"W., a distance of 104.16 feet;

Thence S.56°00'07"W., a distance of 131.19 feet, to the corner common to said Lots 11, 12 and Lot 14 of said Block 23, also being the Northerly corner of map of Diana Park as shown by map on file in Book 39 of Maps, Pages 88 through 89 thereof, Records of Riverside County, State of California;

Thence S.56°00'07"W., along the Southeasterly line of said Lot 12, also being along the Northwesterly line of said map of Diana Park, a distance of 661.20 feet; to the Southerly corner of said Lot 12, also being the Northeasterly line of Monroe Street, 80.00 feet wide, as shown by said map of Diana Park

Thence N.33°59'31"W. along the Southwesterly line of said Lot 12 and along said Northeasterly line of Monroe Street, a distance of 660.99 feet, to the Point of Beginning.

EXCEPTING THEREFROM an easement and right-of-way for public street and highway purposes as conveyed to the City of Riverside by Grant of Easement recorded June 28, 1996 as Instrument No. 242537.

The above described parcel of land contains 16.¹⁰~~24~~ acres, more or less.

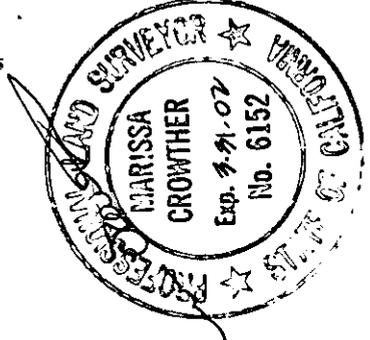
KCT CONSULTANTS, INC.
Prepared under the supervision of:

Marissa Crowther
Marissa Crowther PLS NO. 6152
Date: April 13, 2000



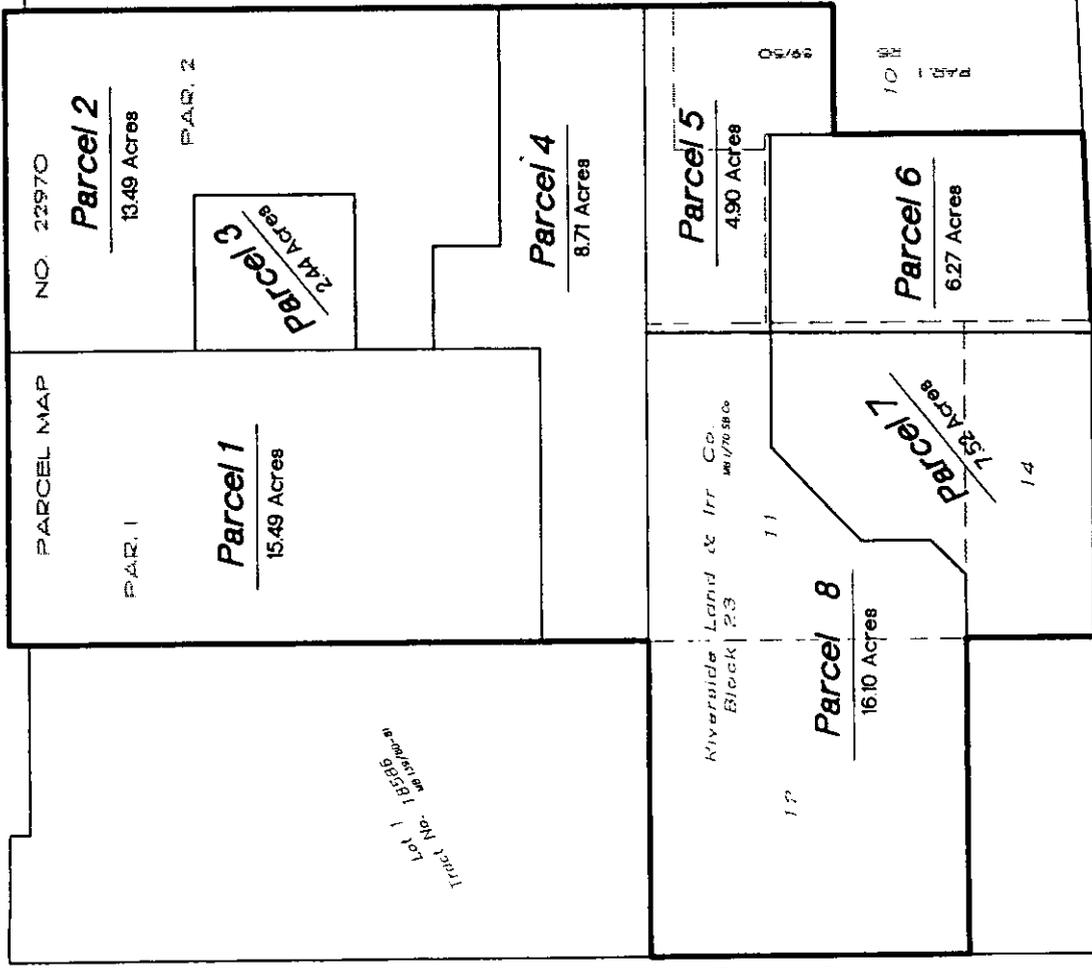
DESCRIPTION APPROVAL 4/13/00
Walter R. Joyce by —
SURVEYOR, CITY OF RIVERSIDE





MAGNOLIA AVENUE

ADAMS STREET



BASIS OF BEARINGS:

Street centerlines of Magnolia Avenue, Monroe Street, Adams Street and Indian Avenue per Tract No. 185886, MB 139/80-81.

- Contiguous Ownership Boundary
- Existing Lot Line to remain in place
- Adjusted Lot Line
- - - Lot Line to be deleted

RIVERSIDE FREEWAY (HWY. 91)

INDIANA AVENUE

EXHIBIT "B"
 Sheet 1 of 1
 Scale: 1"=200'
 March 2000
 WO 1044 01

CITY OF RIVERSIDE LLA 11-010-990

KCT CONSULTANTS, INC.
 Civil Engineers Surveyors Planners
 P.O. Box 5703 Riverside, CA 92511-5703
 951 501-1100 • Fax 951-501-1101 • www.kctinc.com



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