

233180

Recording requested by:

RECEIVED FOR RECORD
AT 8:00 AM

CHICAGO TITLE COMPANY

JUN - 8 1998

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

Recorded in Official Records
of Riverside County, California

Recorder D
Fees \$

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

7223295-116

FOR RECORDER'S OFFICE USE ONLY

*Exempt from Recording Fees
See 60103*

LL - 024-978

Project: LL-024-978 PAR. A

Per A.P.N. 189-180-004

Per APN 189-200-006

APN 189-210-008

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

TRA 009-042



Property Owner(s): DOW JONES & COMPANY, INC., A DELAWARE 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 of real property located in the City of Riverside, County of Riverside, State of California, described as Parcel A 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 6/3/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

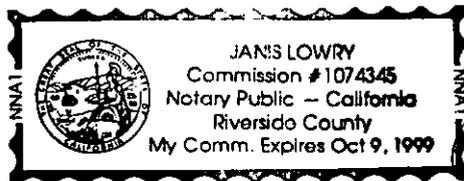
State of California }
County of RIVERSIDE } ss

On June 3, 1998, before me JANIS Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
Name(s) of Signer(s)

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.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

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

Mail To:
Keith International
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
Att: Debbie Melvin

Fred W. Crowe 6/2/98
 Prepared under the supervision of:
 Fred W. Crowe, L.S. No. 3698
 Expires 06/30/00
 KEITH INTERNATIONAL, INC.
 22690 Cactus Avenue, Suite 300
 Moreno Valley, CA 92553
 (909) 653-0234



LEGAL DESCRIPTION
 OF LOT LINE ADJUSTMENT

PARCEL A

ALL THOSE PORTIONS OF LOT 14 IN BLOCK 31, LOT 26 IN BLOCK 32, LOT 19 IN BLOCK 33, LOT 1 IN BLOCK 35, AND ALL THOSE PORTIONS OF DALES STREET, ORDWAY STREET, AND KINCAID AVENUE, ALL OF THE RIVERVIEW ADDITION, TRACT NO. 5, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 OF MAPS AT PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL NO. 1, AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 33 AT PAGES 63 AND 64 THEREOF, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DOW JONES AND COMPANY, INC., BY DEED RECORDED MARCH 8, 1961 AS INSTRUMENT NO. 19728, OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 68° 20' 22" EAST, ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED A DISTANCE OF 643.87 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WHEELABRATOR CORPORATION, BY DEED RECORDED JANUARY 10, 1966 AS INSTRUMENT NO. 2779, OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA FOR THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 68° 20' 22" EAST A DISTANCE OF 429.73 FEET TO A POINT IN A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 398.94 FEET, THE RADIAL LINE AT SAID POINT BEARS NORTH 55° 32' 51" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $03^{\circ} 44' 14''$, AN ARC DISTANCE OF 26.02 FEET TO THE END THEREOF;

THENCE NORTH $38^{\circ} 11' 23''$ EAST, A DISTANCE OF 494.77 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, BY DEED RECORDED IN BOOK 262, AT PAGE 194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE LAST THREE COURSES FOLLOW THE BOUNDARY LINE OF THE PARCEL CONVEYED TO DOW JONES AND COMPANY, INC., AS AFORESAID;

THENCE SOUTH $48^{\circ} 06' 21''$ EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 196.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $30^{\circ} 31' 10''$, AN ARC DISTANCE OF 226.38 FEET TO THE END THEREOF;

THENCE SOUTH $17^{\circ} 35' 11''$ EAST ALONG SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 1013.54 FEET TO A POINT IN THE CENTER LINE OF SAID KINCAID AVENUE;

THENCE SOUTH $89^{\circ} 42' 18''$ WEST ALONG SAID CENTER LINE, A DISTANCE OF 319.12 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1 IN BLOCK 35;

THENCE SOUTH $00^{\circ} 31' 48''$ WEST ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EAST LINE, A DISTANCE OF 109.06 FEET TO A POINT IN THE NORTHERLY LINE OF THAT CERTAIN STRIP OF LAND 88.00 FEET IN WIDTH, CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 11, 1962 AS INSTRUMENT NO. 44437, OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $62^{\circ} 36' 37''$ WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1345.29 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1544.00 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $01^{\circ} 42' 36''$, AN ARC DISTANCE OF 46.08 FEET TO THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO THE WHEELABRATOR CORPORATION, AS AFORESAID, THE RADIAL LINE AT SAID POINT BEARS NORTH $25^{\circ} 40' 47''$ EAST;

THENCE NORTH 27° 23' 10" EAST ALONG THE EASTERLY LINE OF THE PARCEL CONVEYED TO THE WHEELABRATOR CORPORATION, AS AFORESAID, A DISTANCE OF 568.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 14 IN BLOCK 31 AND ORDWAY STREET OF TRACT NO. 5 OF THE RIVERVIEW ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 7 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THAT CERTAIN COURSE IN THE SOUTHEASTERLY BOUNDARY OF PARCEL NO. 1 SHOWN ON A MAP FILED IN BOOK 33, PAGES 63 AND 64 OF RECORD OF SURVEYS OF SAID COUNTY AS BEING NORTH 38° 13' 39" EAST, 494.87 FEET, SAID POINT BEING DISTANT THEREON SOUTH 38° 13' 39" WEST, 400.00 FEET FROM THE NORTHEASTERLY TERMINUS THEREOF;

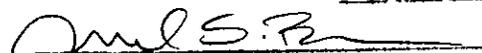
THENCE ALONG SAID COURSE NORTH 38° 13' 39" EAST, 400.00 FEET TO THE SOUTHWESTERLY LINE OF THE METROPOLITAN WATER DISTRICT RIGHT OF WAY, AS SHOWN ON SAID MAP;

THENCE ALONG SAID RIGHT OF WAY SOUTH 48° 05' 43" EAST, 196.03 FEET TO THE BEGINNING OF THAT CERTAIN CURVE SHOWN ON SAID MAP AS BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 425.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTHEASTERLY ALONG SAID CURVE 200.00 FEET THROUGH A CENTRAL ANGLE OF 26° 57' 46";

THENCE SOUTH 87° 42' 45" WEST, 506.38 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL:

6.2.98

 SURVEYOR, CITY OF RIVERSIDE

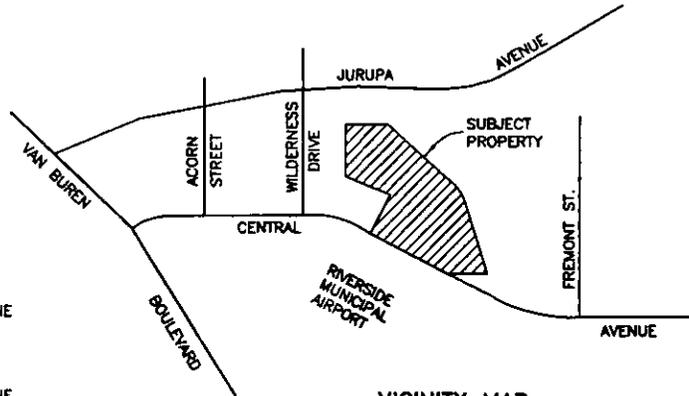
SCALE: 1" = 200'

MAP OF LOT LINE ADJUSTMENT

233180



- INDICATES EXISTING LOT LINE TO BE ADJUSTED
- INDICATES NEW LOT LINE
- INDICATES EXISTING LOT LINE TO REMAIN



VICINITY MAP
NO SCALE

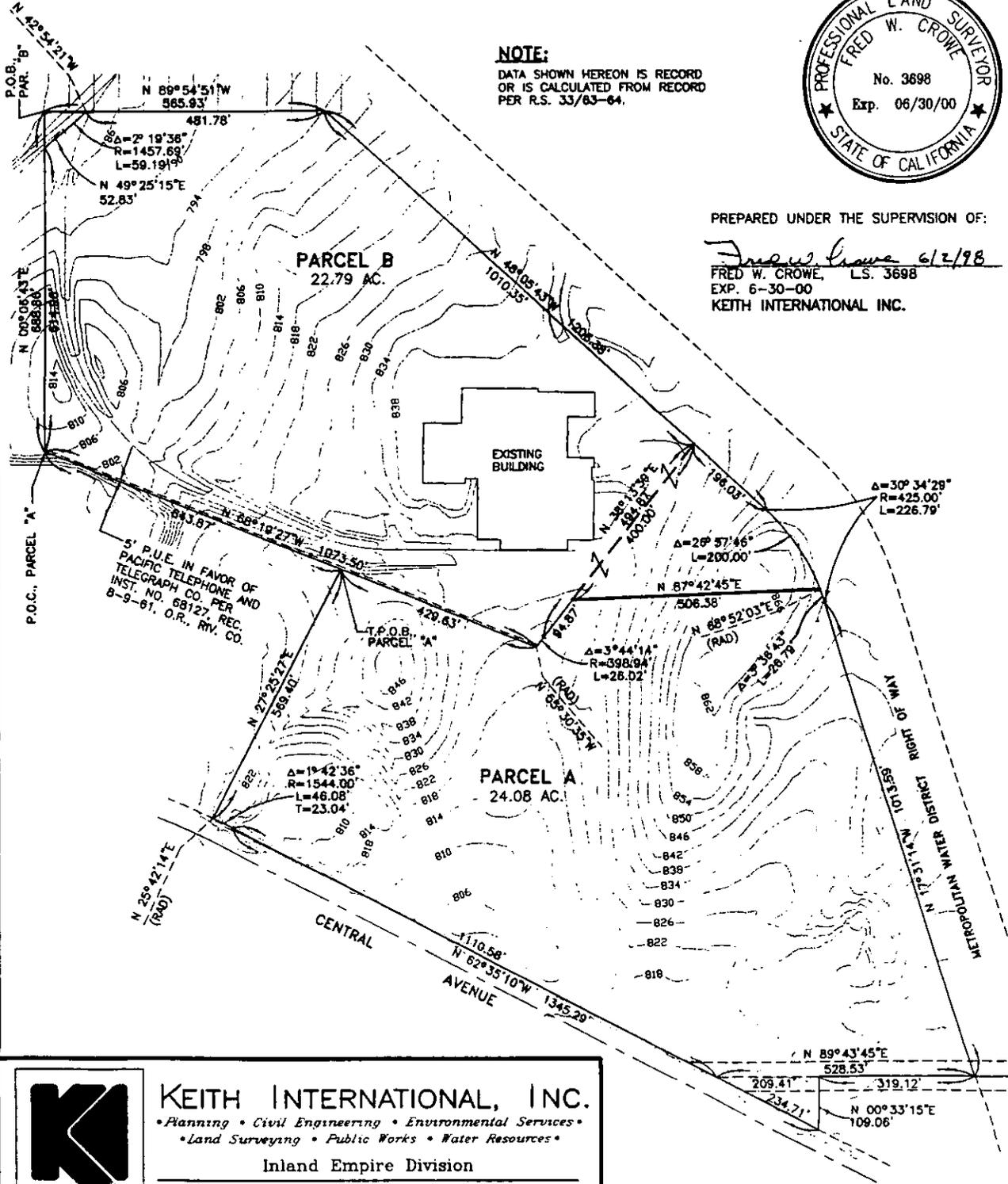
NOTE:

DATA SHOWN HEREON IS RECORD OR IS CALCULATED FROM RECORD PER R.S. 33/63-64.



PREPARED UNDER THE SUPERVISION OF:

Fred W. Crowe 6/2/98
 FRED W. CROWE, L.S. 3698
 EXP. 6-30-00
 KEITH INTERNATIONAL INC.



KEITH INTERNATIONAL, INC.
 • Planning • Civil Engineering • Environmental Services •
 • Land Surveying • Public Works • Water Resources •
 Inland Empire Division
 22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

36-7
01-1

LL-024-978

233181

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Fees \$ _____

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Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

7223295-K16

Project: LL-024-978 PAR. B
A.P.N. 189-180-003

009-042

FOR RECORDER'S OFFICE USE ONLY
Exempt From Recording Fees
See 6103
LL - 024-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): DOW JONES & COMPANY, INC., A DELAWARE 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 of real property located in the City of Riverside, County of Riverside, State of California, described as Parcel B 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.

Chicago Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 6/3/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

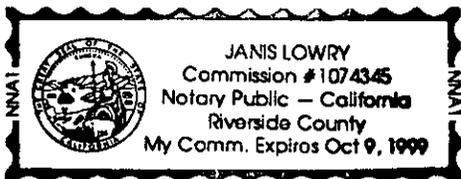
State of California }
County of RIVERSIDE } ss

On June 3, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
Name(s) of Signer(s)

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.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

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

Mail To:
Keith International
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
Att: Debbie Melvin

LL024978.b

Fred W. Crowe 6/2/98

Prepared under the supervision of:

Fred W. Crowe, L.S. No. 3698

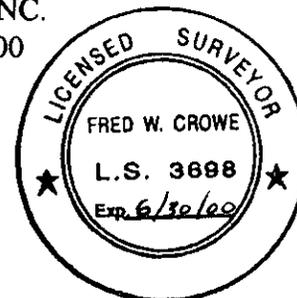
Expires 6/30/00

KEITH INTERNATIONAL, INC.

22690 Cactus Avenue, Suite 300

Moreno Valley, CA 92553

(909) 653-0234



LEGAL DESCRIPTION
OF LOT LINE ADJUSTMENT

PARCEL B

THAT PORTION OF LOT 19 IN BLOCK 33 AND OF LOT 26 IN BLOCK 32 OF TRACT NO. 5 OF RIVERVIEW ADDITION AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 19, DISTANT SOUTH 89° 54' 51" EAST, 392 FEET FROM THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER BEING IN THE WEST LINE OF SAID TRACT NO. 5;

THENCE SOUTH 0° 06' 43" WEST PARALLEL TO THE WEST LINE OF SAID LOT 19, A DISTANCE OF 688.86 FEET TO A POINT 1281.94 FEET NORTHERLY OF THE CENTERLINE OF KINCAID AVENUE, MEASURED AT RIGHT ANGLES THERETO;

THENCE SOUTH 68° 29' 27" EAST 1073.50 FEET TO THE INTERSECTION OF THE CENTER LINES OF IVY STREET AND ORDWAY STREET;

THENCE NORTHEASTERLY ALONG A CURVE IN THE CENTER LINE OF SAID ORDWAY STREET, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 398.94 FEET, THROUGH A CENTRAL ANGLE OF 3° 44' 14" A DISTANCE OF 26.02 FEET;

THENCE NORTH 38° 13' 39" EAST 494.87 FEET, ALONG SAID CENTER LINE OF SAID ORDWAY STREET TO THE SOUTHWESTERLY LINE OF METROPOLITAN WATER DISTRICT RIGHT OF WAY AS CONVEYED BY DEED RECORDED IN BOOK 262 AT PAGE 194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 48° 05' 43" WEST 1010.35 FEET ALONG SAID SOUTHWESTERLY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 26;

THENCE NORTH 89° 54' 51" WEST 565.93 FEET ALONG THE NORTH LINE OF LOT 26 AND THE NORTH LINE OF LOT 19, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION OF LOT 19 AS CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN FEBRUARY 11, 1943 IN BOOK 570 PAGE 291 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF LOT 14 IN BLOCK 31 AND ORDWAY STREET OF TRACT NO. 5 OF THE RIVERVIEW ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 7 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID COURSE NORTH 38° 13' 39" EAST, 400.00 FEET TO THE SOUTHWESTERLY LINE OF THE METROPOLITAN WATER DISTRICT RIGHT OF WAY, AS SHOWN ON SAID MAP;

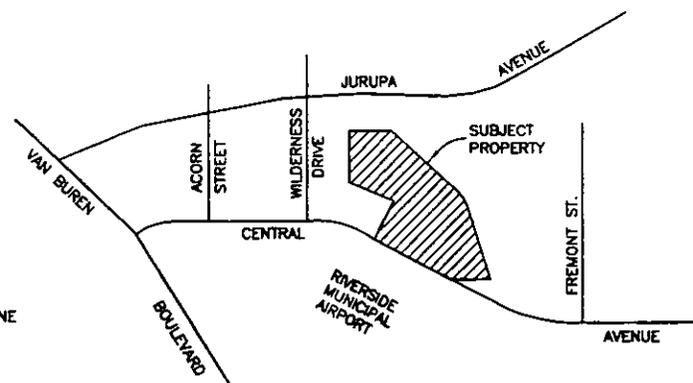
THENCE ALONG SAID RIGHT OF WAY SOUTH 48° 05' 43" EAST, 196.03 FEET TO THE BEGINNING OF THAT CERTAIN CURVE SHOWN ON SAID MAP AS BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 425.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTHEASTERLY ALONG SAID CURVE 200.00 FEET THROUGH A CENTRAL ANGLE OF 26° 57' 46";

THENCE SOUTH 87° 42' 45" WEST, 506.38 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL:

Charles B. Brown 6/2/98
SURVEYOR, CITY OF RIVERSIDE



- INDICATES EXISTING LOT LINE TO BE ADJUSTED
- INDICATES NEW LOT LINE
- INDICATES EXISTING LOT LINE TO REMAIN

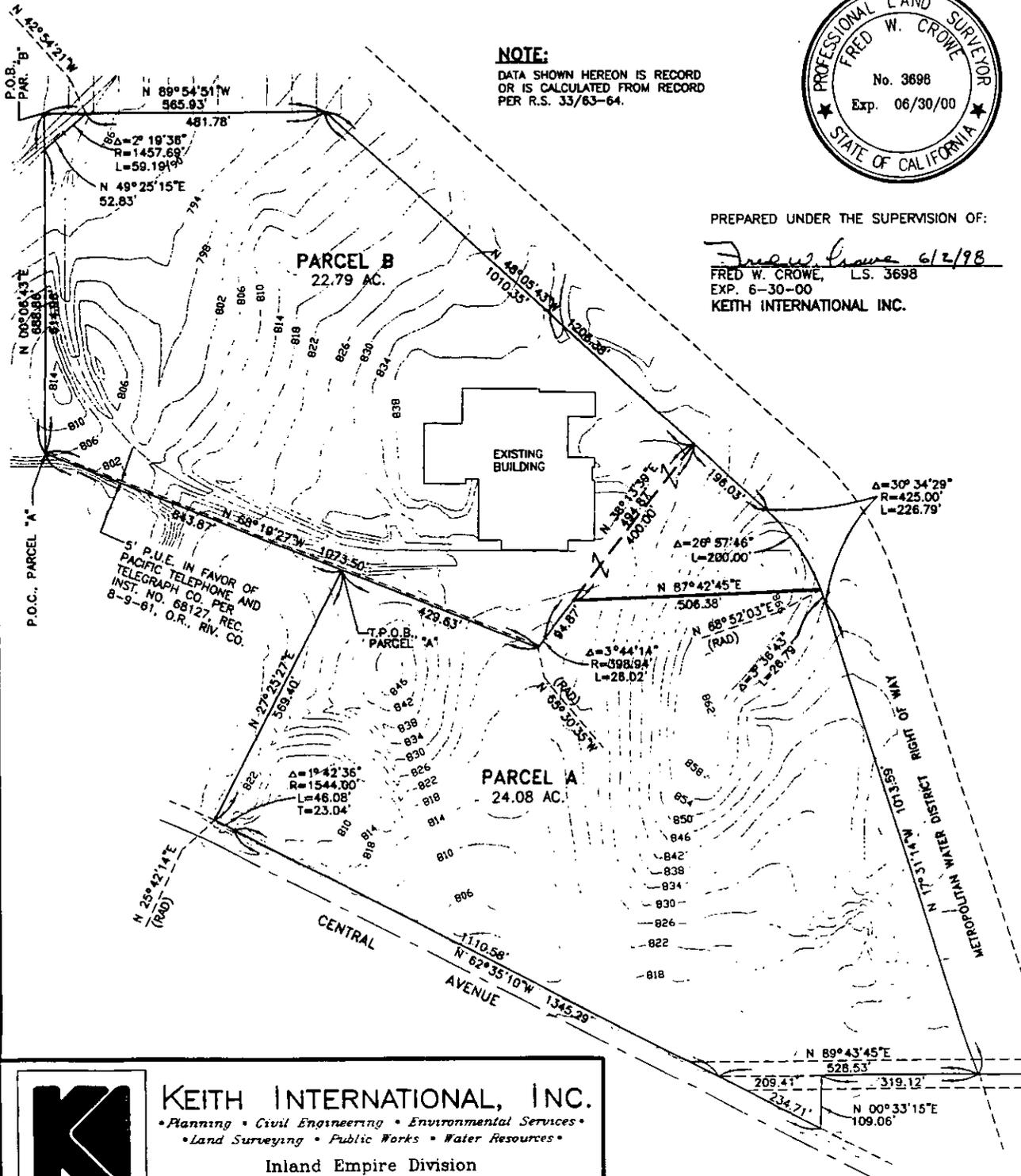
VICINITY MAP
NO SCALE

NOTE:
DATA SHOWN HEREON IS RECORD OR IS CALCULATED FROM RECORD PER R.S. 33/83-64.



PREPARED UNDER THE SUPERVISION OF:

Fred W. Crowe 6/2/98
FRED W. CROWE, L.S. 3698
EXP. 6-30-00
KEITH INTERNATIONAL INC.



KEITH INTERNATIONAL, INC.
 • Planning • Civil Engineering • Environmental Services •
 • Land Surveying • Public Works • Water Resources •
 Inland Empire Division
 22690 Cactus Av., Ste. 500, Moreno Valley, CA 92553 (909) 653-0234