

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

**389098**

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

SEP 14 1998

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

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

*[Handwritten initials]*  
*[Handwritten signature]*  
*[Handwritten mark]*

FOR RECORDER'S OFFICE USE ONLY

Project: **LL-006-978**  
**California Avenue Extension**  
A.P.N. 145-192-019

**LL - 006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **ROBERT RAE PETERS and MICHELE MARIE PETERS, as joint tenants,**

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 2/9/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On February 9, 1998, before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

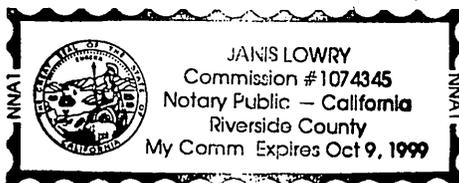
ROBERT C. MEASE

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  
Signature



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:

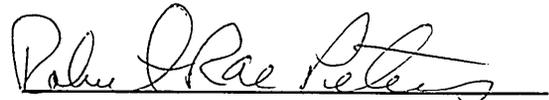
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mail to:  
Robert R. Peters  
9560 California Ave.  
Riverside, Ca. 92503

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 7/22/98

  
ROBERT RAE PETERS

  
MICHELE MARIE PETERS

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 7/22/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Robert Rae Peters & Michele Marie Peters  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

(X) Individual(s)

( ) Trustee(s)

( ) Other  
\_\_\_\_\_

( ) Partner(s)

( ) General

( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**  
**145-192-019**  
**PETERS**

**PARCEL 1**

That portion of California Avenue as shown by a map of the Village of Arlington on file in Map Book 1 page 62, records of San Bernardino County, California, **BOUNDED AS FOLLOWS:**

**ON THE NORTH** by a line parallel with and 44.00 feet southerly as measured at right angles from the following described line:

Beginning at the centerline intersection of California Avenue and Van Buren Boulevard as shown by a Record of Survey on file in Record of Survey Book 89, Page 13, records of Riverside County, California;

Thence South  $57^{\circ}39'53''$  West (recorded as North  $56^{\circ}56'28''$  East,) along said centerline of California Avenue, a distance of 370.15 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

Thence westerly, to the right, along said curve through a central angle of  $33^{\circ}37'39''$  an arc length of 399.10 feet to the end of said curve and the end of this line description.

**ON THE EAST** by the following described line:

Beginning at the northeast corner of Lot 42, Block 11, of said Village of Arlington;

Thence South  $56^{\circ}21'37''$  West along the northwest line of said Lot 42, a distance of 4.50 feet;

Thence North  $76^{\circ}01'10''$  West a distance of 9.00 feet, more or less, to the above described 44.00 foot parallel line bounding this parcel on the north.

**ON THE WEST** by the northwesterly prolongation of the southwesterly line of that certain parcel of land conveyed to Robert Rae Peters, et ux, by deed recorded February 10, 1972, as Instrument No. 17691 of Official Records of Riverside County, California;

**TOGETHER WITH:**

That portion of Lot 42 in Block 11 of said Village of Arlington conveyed to said Robert Rae Peters, et ux, described as follows:

COMMENCING at the northwest corner of said Lot 42;

THENCE southeast along the southwest line of said Lot, a distance of 124 feet;

THENCE northeast and parallel with the northwest line of said Lot, a distance of 196 feet to the TRUE POINT OF BEGINNING;

THENCE continuing northeast and parallel with the northwest line of Lots 42 and 41, a distance of 142 feet;

THENCE northwest and parallel with the northeast line of said Lot 42, a distance of 124 feet to a point on the northwest line of said Lot 41;

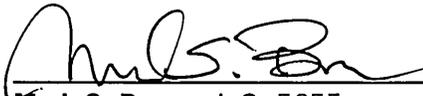
THENCE southwest along the northwest line of said Lots 41 and 42, a distance of 167 feet;

THENCE southeast and parallel with the northeast line of said Lot 42, a distance of 124 feet to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM the northeasterly rectangular 66 feet thereof;

ALSO EXCEPTING THEREFROM the southeasterly 64.5 feet thereof.

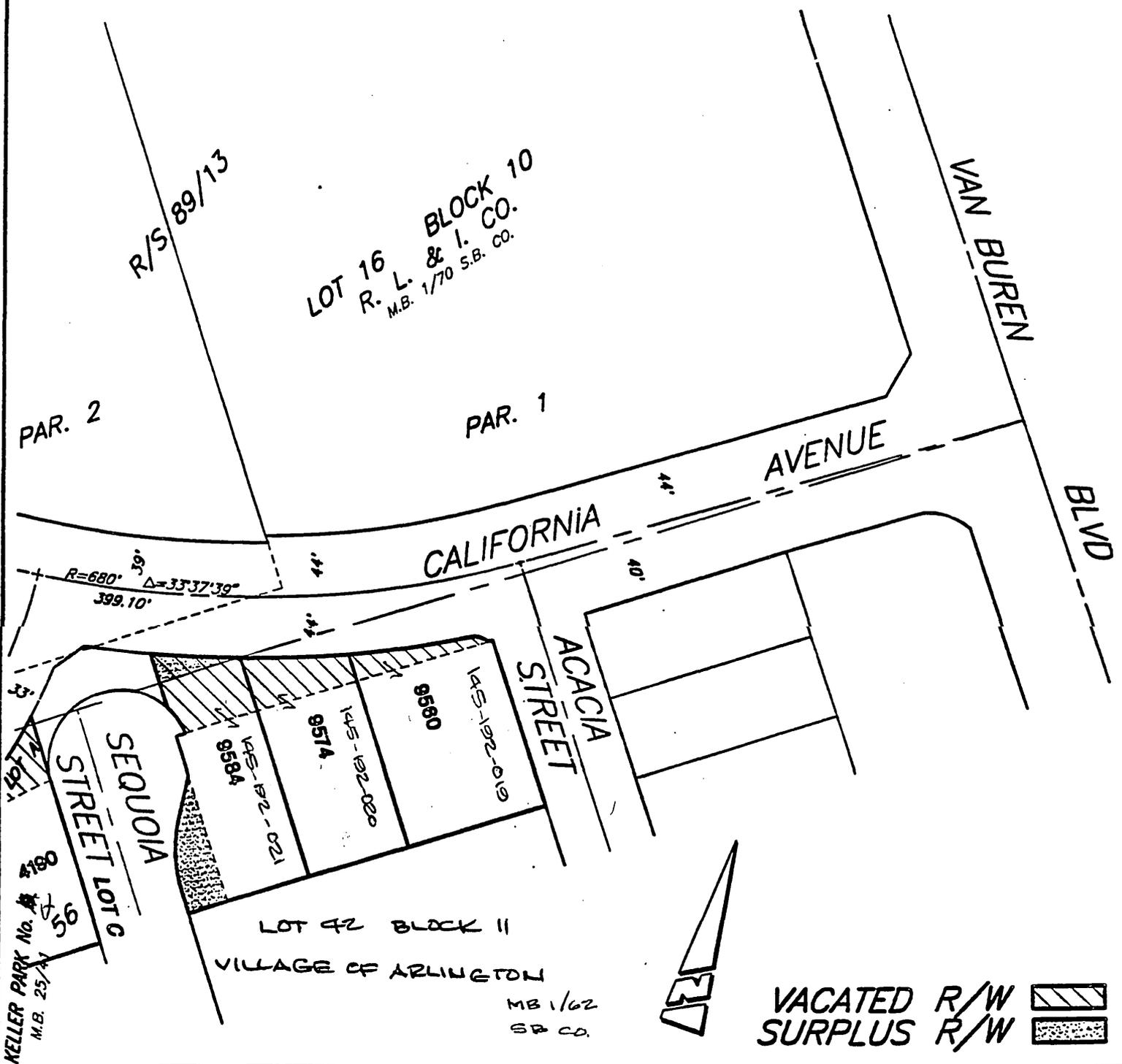
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/6/98 Date WF Prep.  
 Mark S. Brown, L.S. 5655  
 License Expires 9/30/99



peters.coc

# PARCEL PLAT



## • 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.

65-4

SCALE: 1"=100'	DRAWN BY: Kgs	DATE: 1/7/97	SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS
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FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

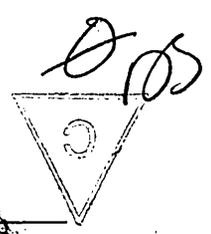
DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

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

RECEIVED FOR RECORD  
AT 8:00AM

SEP 14 1998

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$ \_\_\_\_\_



FOR RECORDER'S OFFICE USE ONLY

Project: LL-006-978  
California Avenue Extension  
A.P.N. 145-192-021

**LL - 006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JOHN M. COFFEY, Trustee of the Coffey Family 1991 Trust as to an undivided 42% interest and JOHN M. COFFEY and MARGARET J. COFFEY, husband and wife as joint tenants as to an undivided 58% interest, as tenants in common**

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. Mense 2/9/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On February 9, 1998, before me JANIS LOWRY  
(date) (name)

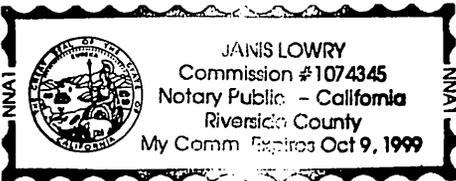
a Notary Public in and for said State, personally appeared

ROBERT C. MENSE  
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  
Signature



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:

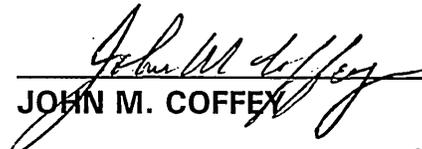
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\_\_\_\_\_  
\_\_\_\_\_

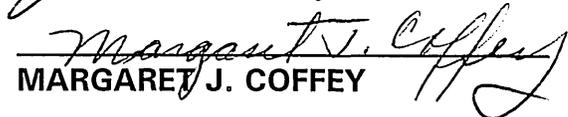
Mail to:  
John M. Coffey  
846 Vista Grande  
Millbrae, Ca. 94030

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 4/1/98

  
\_\_\_\_\_  
JOHN M. COFFEY

  
\_\_\_\_\_  
MARGARET J. COFFEY

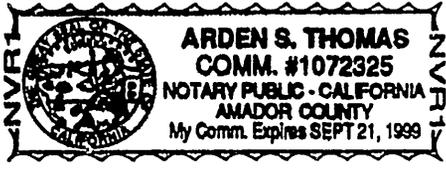
GENERAL ACKNOWLEDGEMENT

State of California }  
County of AMADOR } ss

On April 1, 1998, before me Arden S. Thomas  
(date) (name)

a Notary Public in and for said State, personally appeared  
John M. Coffey and Margaret J. Coffey  
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.

Arden S. Thomas

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**  
**A.P.N. 145-192-021**  
**COFFEY**

**PARCEL 1**

That portion of California Avenue as shown by a map of the Village of Arlington on file in Map Book 1 page 62, records of San Bernardino County, California, **BOUNDED AS FOLLOWS:**

**ON THE NORTH** by a line parallel with and 44.00 feet southerly as measured at right angles from the following described line:

Beginning at the centerline intersection of California Avenue and Van Buren Boulevard as shown by a Record of Survey on file in Record of Survey Book 89, Page 13, records of Riverside County, California;

Thence South  $57^{\circ}39'53''$  West (recorded as North  $56^{\circ}56'28''$  East,) along said centerline of California Avenue, a distance of 370.15 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

Thence westerly, to the right, along said curve through a central angle of  $33^{\circ}37'39''$  an arc length of 399.10 feet to the end of said curve and the end of this line description.

**ON THE EAST** by the following described line:

Beginning at the most northerly corner of that certain parcel of land conveyed to John M. Coffey, et al, by deed recorded November 22, 1993, as Instrument No. 465094 of Official Records of Riverside County, California;

Thence northwesterly, along the northwesterly prolongation of the northeasterly line of said parcel conveyed to said John M. Coffey, et al, to the intersection with said 44.00 foot

**ON THE WEST** by the following described line:

Commencing at the centerline intersection of Sequoia Street and California Avenue as shown by a map of Keller Park No. 4 on file in Map Book 25 Page 41, records of Riverside County California:

Thence South  $33^{\circ}39'21''$  East along said centerline of Sequoia Street, a distance 44.50 feet;

Thence North  $56^{\circ}20'39''$  East a distance of 18.00 feet to the radius point of a curve concave southwesterly and having a radius of 51.00 feet;

Thence N  $51^{\circ}18'13''$  East a distance of 51.00 feet to the intersection of said curve with said southerly line of California Avenue as shown on said map of the Village of Arlington and the **BEGINNING** of this line description;

Thence northerly, to the left, along said curve through a central angle of  $25^{\circ}20'00''$  an arc length of 22.55 feet to a point on a line parallel with and 62.00 feet northeasterly as measured at right angles with the centerline of said Sequoia Street;

Thence North  $33^{\circ}39'21''$  West along said parallel line and its northwesterly prolongation, a distance of 40.77 feet, more or less, to the above described 44.00 foot parallel line bounding this parcel on the north and the **END** of this line description;

**TOGETHER WITH:**

That portion of Lot 42 in Block 11 of the Village of Arlington as shown by map on file in Book 1, page 62 of Maps, records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Sequoia Street and California Avenue as shown by a map of Keller Park No. 4 on file in Map Book 25 Page 41, records of Riverside County California:

Thence South  $33^{\circ}39'21''$  East along said centerline of Sequoia Street, a distance 164.00 feet;

Thence North  $56^{\circ}20'39''$  East, 33.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $56^{\circ}20'39''$  East, 29.00 feet to a line parallel with and distant 62.00 feet northeasterly, as measured at right angle from said centerline of Sequoia Street;

Thence North  $33^{\circ}39'21''$  West, along said parallel line, 93.71 feet;

Thence South  $03^{\circ}39'21''$  East, 31.20 feet to the beginning of a tangent curve concave northeasterly and having a radius of 100.00 feet;

Thence southeasterly, along said curve, through a central angle of  $30^{\circ}00'00''$ , an arc length of 52.36 feet to a line parallel with and distant 33.00 feet from said centerline of Sequoia Street;

Thence South  $33^{\circ}39'21''$  East, along said parallel line, 16.69 feet to said **TRUE POINT OF BEGINNING**;

**TOGETHER WITH:**

That portion of Lot 42 in Block 11 of said Village of Arlington conveyed to John M. Coffey, et al, by deed recorded November 22, 1993, as Instrument No. 465094 of Official Records of Riverside County, California, described as follows:

The southwesterly rectangular 60 feet of the northeasterly rectangular 134 feet of that portion of said Lot 42 in Block 11, described as follows:

BEGINNING at the most westerly corner of said Lot 42;

THENCE southeasterly, along the southwesterly line of said lot, a distance of 124 feet;

THENCE northeasterly and parallel with the northwesterly line of said lot, a distance of 196 feet;

THENCE northwesterly and parallel with the northeasterly line of said lot, a distance of 124 feet to the northwesterly line of said lot;

THENCE southwesterly, along said northwesterly line, 196 feet to said POINT OF BEGINNING.

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

Mark S. Brown 2/4/99 Prep. WF  
Date

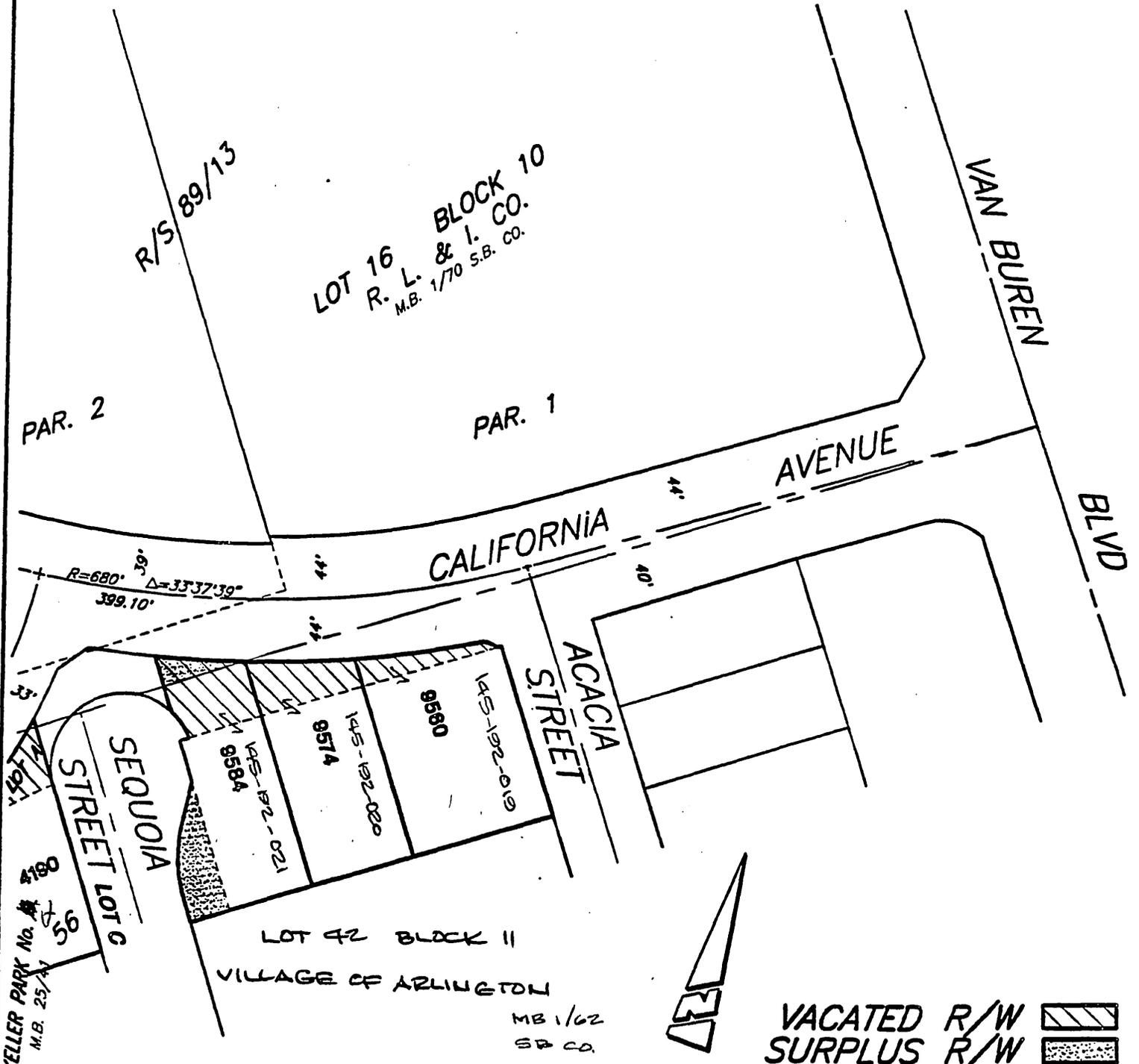
Mark S. Brown, L.S. 5655

License Expires 9/30/99



coffey.coc

# PARCEL PLAT



## • CITY OF RIVERSIDE, CALIFORNIA •

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65-4

SCALE: 1"=100'	DRAWN BY: Kgs	DATE: 1/7/97	SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS
----------------	---------------	--------------	--

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

**365399**

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

**AUG 28 1998**

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

*D*



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

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Vacation  
A.P.N. 145-022-006

**LL-006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): MICHAEL L. AND CHARLENE M. WARRICK

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, 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 / 1/29/99  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of RIVERSIDE } ss

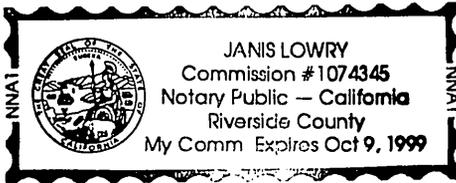
On January 29, 1998, before me Janis Lowry  
(date) (name)

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 whose name is 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Michael and Charlene Warrick  
10255 California Avenue  
Riverside Ca. 92503

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated 08-13-98

Michael L. Warrick  
MICHAEL L. WARRICK

Charlene M. Warrick  
CHARLENE M. WARRICK

GENERAL ACKNOWLEDGEMENT

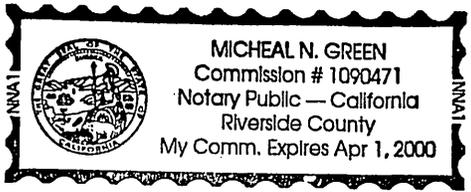
State of California }  
County of Riverside } ss

On 8/13/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Michael L. Warrick and Charlene M. Warrick  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- (X) Individual(s)
- ( ) Trustee(s)
- ( ) Other
- ( ) Partner(s)  
( ) General  
( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT A  
VC-002-967 CALIFORNIA AVENUE EXTENSION  
C.O.C. Lot 15

Lot 15 in Block 51, as shown by map of La Granada on file in Map Book 12, pages 42 through 51, records of Riverside County, California;

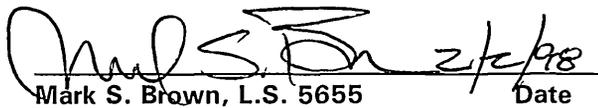
TOGETHER WITH that portion of Lot A2 - Tomlinson Avenue (vacated), as shown by said map of La Granada, lying between the southerly prolongation of the westerly and easterly lines of said Lot 15 and lying northerly of a line parallel and 44.00 feet northerly as measured at right angles from the following described line:

COMMENCING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue as shown on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55'23" East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of 37°21'40" an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of said Tomlinson Avenue and the end of this line description.

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

 Prep. \_\_\_\_\_  
Date

Mark S. Brown, L.S. 5655  
License Expires 9/30/99



coc2.dsc



**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

**365400**

**RECEIVED FOR RECORD  
AT 8:00AM**

**AUG 28 1998**

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ 0



**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

**FOR RECORDER'S OFFICE USE ONLY**

Project: California Avenue Vacation  
A.P.N. 145-022-004 & -005

**LL-006-978**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): BARBARA L. HOLDEN

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, 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 1/29/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

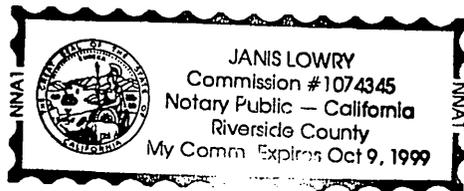
On January 29, 1998, before me Janis Lowry  
(date) (name)

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

Barbara L. Holden  
10269 California Avenue  
Riverside Ca. 92503

022005.LLA

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated 3-13-98

Barbara L. Holden  
BARBARA L. HOLDEN

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 3-13-98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Barbara L. Holden  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- (X) Individual(s)
- ( ) Trustee(s)
- ( ) Other  
\_\_\_\_\_
- ( ) Partner(s)  
( ) General  
( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A

VC-002-967 CALIFORNIA AVENUE EXTENSION  
C.O.C. Lot 14

Lot 14 in Block 51, as shown by map of La Granada on file in Map Book 12, pages 42 through 51, records of Riverside County, California;

TOGETHER WITH the northerly and northeasterly one-half of of Lot A2, Tomlinson Avenue (vacated), as shown by said map of La Granada, lying between the southwesterly prolongation of the northwesterly line and the southerly prolongation of the easterly line of said Lot 15;

TOGETHER WITH that portion of Lot 3 in Block 47, Lot A2, Tomlinson Avenue (vacated), and Lot 5, Clara Vista Lane ( formerly Hermosa Avenue), (vacated) as shown by said map of La Granada described as follows:

COMMENCING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue as shown on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by said map of La Granada, said curve hereinafter referred to as COURSE "A";

THENCE North  $5^{\circ}17'03''$  East at right angles to said Tomlinson Avenue, a distance of 19.00 feet to said centerline of Tomlinson Avenue;

THENCE North  $84^{\circ}42'57''$  West, along said centerline of Tomlinson Avenue to the intersection of the southerly prolongation of the easterly line of Lot 14 in Block 51 of said map of La Granada and the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing along said centerline of Tomlinson Avenue North  $84^{\circ}42'57''$  West, a distance of 100.00 feet to the beginning of a tangent curve concave northerly and having a radius of 200.00 feet;

THENCE continuing westerly along said centerline and curve through a central angle of  $7^{\circ}22'15''$ , an arc distance of 25.73 feet to an intersection with a line, radial to said curve, and passing through the most easterly corner of Lot 2 in said Block 47;

THENCE South  $12^{\circ}39'19''$  West along said radial line, a distance of 25.00 feet to said most easterly corner of Lot 2 in Block 47;

THENCE South  $24^{\circ}37'05''$  East on a radial line to said curve designated COURSE "A", a distance of 55.65 feet to a point on a curve concave southeasterly and having a radius of 724.00 feet, said curve being concentric and 44.00 feet northwesterly as measured on a radial line with said curve designated COURSE "A";

THENCE northeasterly along said concentric curve through a central angle of  $8^{\circ}52'22''$ , an arc distance of 112.12 feet to the southerly prolongation of said easterly line of Lot 14;

THENCE North  $5^{\circ}17'03''$  East along said southerly prolongation, a distance of 23.22 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.

Mark S. Brown 2/2/98 Prep. \_\_\_\_\_  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99





**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

**388766**

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

**SEP 14 1998**

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

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: California Ave. Extension  
VC-002-967  
A.P.N. 145-131-022

**LL - 006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SONIA RODRIGUEZ.**

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 / 1/29/98  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

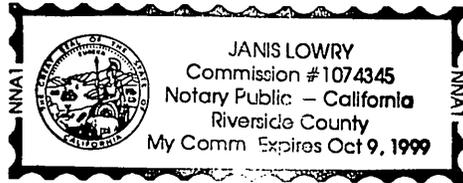
State of California }  
County of RIVERSIDE } ss

On JANUARY 29, 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  
Signature

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:

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 03/26/98

SONIA RODRIGUEZ  
Sonia Rodriguez

GENERAL ACKNOWLEDGEMENT

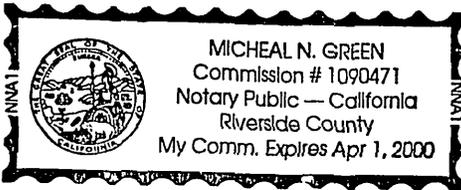
State of California }  
County of Riverside } ss

On 3/26/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Sotia Rodriguez  
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.

Michael N. Green

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**  
**A.P.N. 145-131-022**  
**RODRIGUEZ**

**PARCEL 1**

That portion of Alcazar Avenue, formerly Paloma Avenue as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California, **BOUNDED AS FOLLOWS:**

**ON THE WEST** by a line parallel with and 44.00 feet south and southeasterly as measured at right angles from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

**THENCE** North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

**THENCE** South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

**THENCE** easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

**THENCE** North  $50^{\circ}12'39''$  East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the left along said last mentioned curve through a central angle of  $16^{\circ}21'13''$  an arc length of 194.09 feet;

**THENCE** North  $33^{\circ}51'26''$  East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the

southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of 11°40'51" an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description;

**ON THE NORTH** by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the northwest corner of that certain parcel of land conveyed to Sonia Rodriguez, by deed recorded September 23, 1996, as Instrument No. 365778 of Official Records of said Riverside County; said perpendicular line shall begin at said northwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

**ON THE EAST** by the westerly line of said parcel conveyed to said Sonia Rodriguez;

**ON THE SOUTH** by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the southwest corner of said parcel of land conveyed to Sonia Rodriguez ;said perpendicular line shall begin at said southwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

**TOGETHER WITH:**

The north 100.00 feet of the south 260.00 feet of Lot 1 in Block 56 of La Granada, as shown by map on file in Book 12 of Maps, pages 42 through 51 thereof, records of Riverside County, California; said distance is measured along the east line of said Lot;

EXCEPTING therefrom the east 10.00 feet thereof.

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

Mark S. Brown 1/28/98 Prep. WF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99

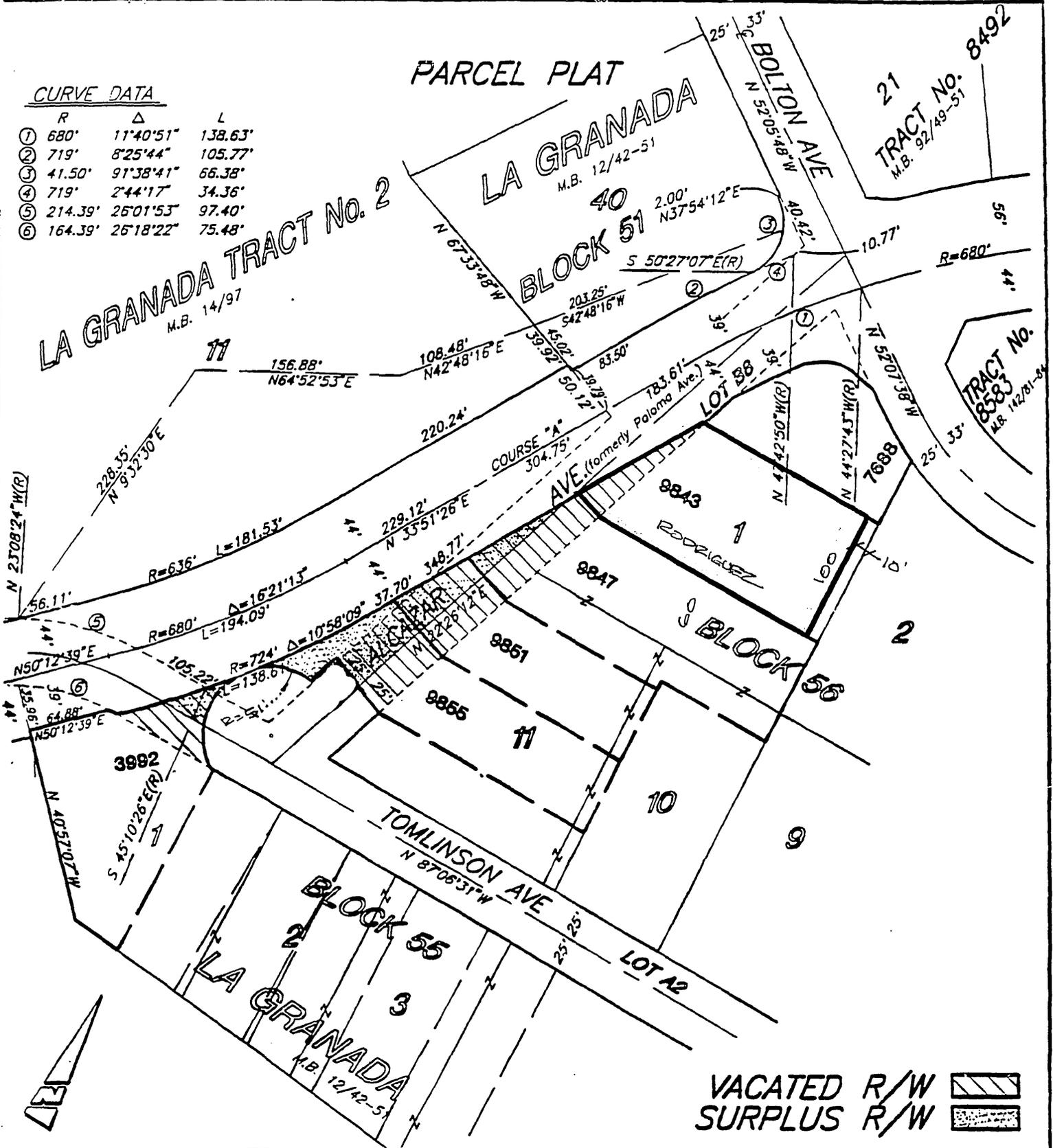


rodrz. coc

PARCEL PLAT

CURVE DATA

	R	Δ	L
①	680'	11°40'51"	138.63'
②	719'	8°25'44"	105.77'
③	41.50'	91°38'41"	66.38'
④	719'	2°44'17"	34.36'
⑤	214.39'	26°01'53"	97.40'
⑥	164.39'	26°18'22"	75.48'



• 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.

655

SCALE: 1"=N.T.S. DRAWN BY: Kgs DATE: 1/7/97 SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

388765

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

SEP 14 1998

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

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: California Ave. Extension  
VC-002-967  
A.P.N. 145-131-003

LL - 006-978

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **BRENT A. DEINES and LORRAINE L. DEINES.**

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 1/29/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On January 29, 1998, before me JANIS LOWRY  
(date) (name)

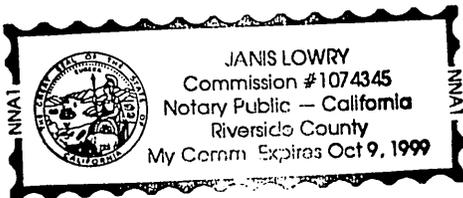
a Notary Public in and for said State, personally appeared

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  
Signature

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:

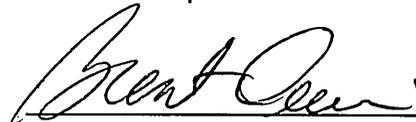
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mail to:

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 4/9/98

  
Brent A. Deines

  
Lorraine L. Deines

~~Brent A. Deines~~

~~Lorraine L. Deines~~

GENERAL ACKNOWLEDGEMENT

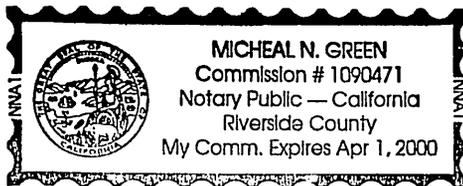
State of California }  
County of Riverside } ss

On 4/9/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Brent A. Deines & Lorraine L. Deines  
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.

Michael N. Green

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**  
**A.P.N. 145-131-003**  
**DEINES**

**PARCEL 1**

That portion of Alcazar Avenue, formerly Paloma Avenue as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California, **BOUNDED AS FOLLOWS:**

**ON THE WEST** by a line parallel with and 44.00 feet south and southeasterly as measured at right angles from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

THENCE South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

THENCE North  $50^{\circ}12'39''$  East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of  $16^{\circ}21'13''$  an arc length of 194.09 feet;

THENCE North  $33^{\circ}51'26''$  East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No.

8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of  $11^{\circ}40'51''$  an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description;

**ON THE NORTH** by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the northwest corner of that certain parcel of land conveyed to Brent A. Deines, et al, by deed recorded April 3, 1987, as Instrument No. 92062 of Official Records of Riverside County, California; said perpendicular line shall begin at said northwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

**ON THE EAST** by the westerly line of said parcel conveyed to said Brent A. Deines, et al;

**ON THE SOUTH** by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the southwest corner of said parcel of land conveyed to Brent A. Deines et al; said perpendicular line shall begin at said southwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

**TOGETHER WITH:**

That certain parcel of land conveyed to said Brent A. Deines, et al, by deed recorded April 3, 1987, as Instrument No. 92062 of Official Records of said Riverside County, described as follows:

That portion of Lots 1, 10 and 11 in Block 56 of La Granada, as shown by map on file in Book 12, pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at a point in the south line of Lot 10, distant thereon 198.57 feet easterly of the southwest corner of said Lot 11;

THENCE northerly, parallel with the west line of Lot 10, a distance of 169 feet to the **TRUE POINT OF BEGINNING**;

THENCE northerly, parallel with the west line of said Lot 10, a distance of 6 feet;

THENCE easterly, parallel with the north line of Lot 10, a distance of 90 feet to the easterly line of said Lot 10;

THENCE northerly, along the easterly line of Lots 10 and 11, a distance of 85 feet;

THENCE westerly, parallel with the southerly line of said Lot 1, to a point on the northwesterly line of Lot 1;

THENCE southwesterly, along said northwesterly line, to a point 169 feet north of the south line of Lot 11, measured at right angles thereto;

THENCE easterly and parallel with the south line of Lots 10 and 11 to said TRUE POINT OF BEGINNING.

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

Mark S. Brown 1/28/78 Prep. WF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99



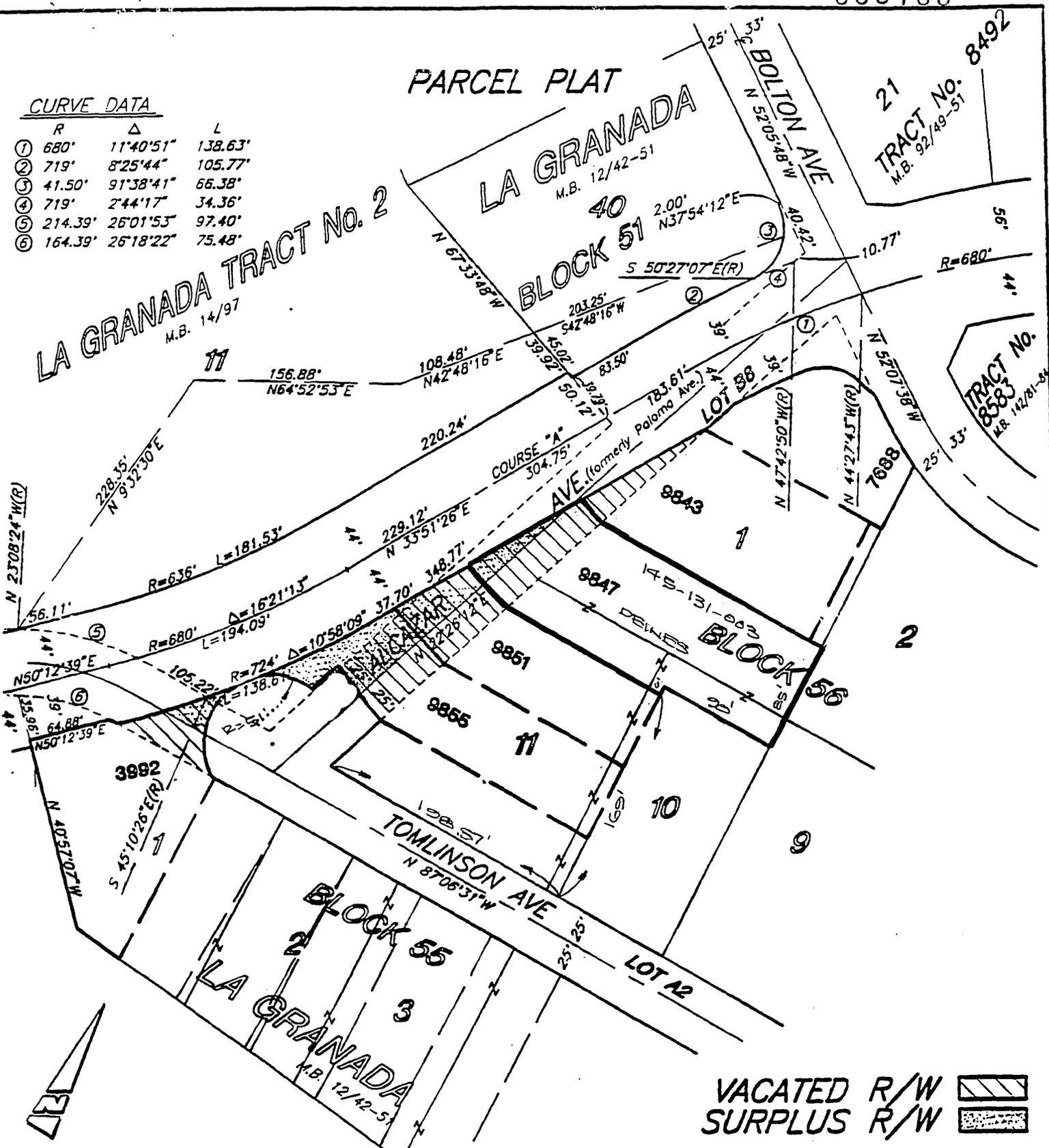
deines.coc

41

PARCEL PLAT

CURVE DATA

R	Δ	L
① 680'	11°40'51"	138.63'
② 719'	8°25'44"	105.77'
③ 41.50'	91°38'41"	66.38'
④ 719'	2°44'17"	34.36'
⑤ 214.39'	26°01'53"	97.40'
⑥ 164.39'	26°18'22"	75.48'



• 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.

65-5

SCALE: 1"=N.T.S.    DRAWN BY: Kgs    DATE: 1/7/97    SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS

11-006-978

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

**388763**

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

**SEP 14 1998**

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

Recorded in Official Records  
of Riverside County, California

Recorder 0  
Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY



Project: LL-006-978  
California Avenue Extension  
A.P.N. 145-131-019

**LL - 006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THOMAS F. ROBINSON and JODIE S. ROBINSON, husband and wife as joint tenants**

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 / 1/29/98  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

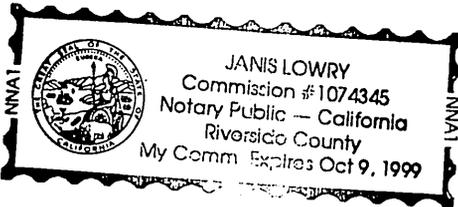
State of California }  
County of Riverside } ss

On January 29, 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  
Signature

**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:

**APPROVED AS TO FORM**  
Kathleen M. Angel  
ASST. CITY ATTORNEY

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 7-27-98

Thomas F. Robinson  
THOMAS F. ROBINSON

Jodie S. Robinson  
JODIE S. ROBINSON

GENERAL ACKNOWLEDGEMENT

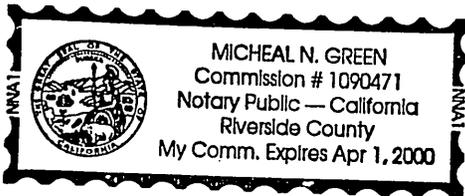
State of California }  
County of Riverside } ss

On 7/27/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Thomas F. Robinson & Jodie S. Robinson  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

(X) Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**  
**A.P.N. 145-131-019**  
**ROBINSON**

**PARCEL 1**

That portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14 of Maps, page 97 thereof, records of Riverside county, California, together with that portion of Alcazar Avenue (formerly Paloma Avenue), Lot "BB" of La Granada, as shown by map on file in Book 12 of Maps, pages 42 through 51 thereof, records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Alcazar Avenue with the centerline of Tomlinson Avenue as shown by said map of La Granada;

THENCE North  $87^{\circ}06'31''$  West, along said centerline of Tomlinson Avenue, 11.21 feet;

THENCE North  $02^{\circ}53'29''$  East, 18.00 feet to the radius point of a curve having a radius of 51.00 feet;

THENCE North  $12^{\circ}56'26''$  East, along a radial line from said radius point, 51.00 feet to a point on said curve; said point being the TRUE POINT OF BEGINNING; said point also being the intersection of said curve, concave southerly, with the northwesterly line of said Alcazar Avenue;

THENCE westerly, along said curve, through a central angle of  $40^{\circ}50'12''$ , an arc length of 36.44 feet, more or less, to the intersection of a point in a curve concave northwesterly and having a radius of 724.00 feet; the radial line to said point bears South  $48^{\circ}58'29''$  East; said curve having a radius of 724.00 feet being 88.00 feet southeasterly, measure radially, from the northwesterly line of that certain parcel of land conveyed to the City of Riverside by Deed recorded November 8, 1995, as Instrument No. 373973 of Official Records of said Riverside county; said northwesterly line being in a curve concave northwesterly and having a radius of 636.00 feet;

THENCE northeasterly, along said curve having a radius of 724.00 feet, through a central angle of  $07^{\circ}10'05''$ , an arc length of 90.58 feet;

THENCE North  $33^{\circ}51'26''$  East, parallel with said northwesterly line, 17.21 feet to the intersection with the northwesterly prolongation of a line drawn perpendicular to the centerline of said Alcazar Avenue and passing through the northwesterly corner of that certain parcel of land conveyed to Thomas F. Robinson, et ux, by deed recorded April 5, 1991, as Instrument No. 111832 of Official Records of said Riverside County;

THENCE South  $67^{\circ}33'48''$  East, along last said line, 54.06 feet, more or less, to said

northwesterly corner of said parcel conveyed to Thomas F. Robinson, et ux; said northwesterly corner being a point in the southeasterly line of said Alcazar Avenue;

THENCE South 22°26'12" West, along said southeasterly line of Alcazar Avenue, to the southwesterly corner of said parcel conveyed to Thomas F. Robinson;

THENCE North 67°33'48" West, 50.00 feet to a point in said northwesterly line of Alcazar Avenue;

THENCE South 22°26'12" West, along said northwesterly line, 23.89 feet, more or less, to said TRUE POINT OF BEGINNING;

**TOGETHER WITH:**

That certain parcel of land conveyed to said Thomas F. Robinson, et ux, by deed recorded April 5, 1991, as Instrument No. 111832 of Official Records of said Riverside County, California, described as follows:

That portion of Lots 10 and 11 in Block 56 of said La Granada described as follows:

BEGINNING at a point in the South line of said Lot 10, a distance of 198.57 feet easterly of the southwest corner of Lot 11;

THENCE northerly and parallel with the west line of Lot 10, a distance of 49 feet to the **TRUE POINT OF BEGINNING;**

THENCE continuing northerly and parallel with the west line of Lot 10, a distance of 60 feet;

THENCE westerly and parallel with the south line of Lots 10 and 11 to a point on the northwest line of Lot 11;

THENCE southwesterly, along the northwest line of Lot 11, to a point 49 feet, measured at right angles, from the south line of said Lot 11;

THENCE easterly and parallel with the south line of Lots 10 and 11 said **TRUE POINT OF BEGINNING.**

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

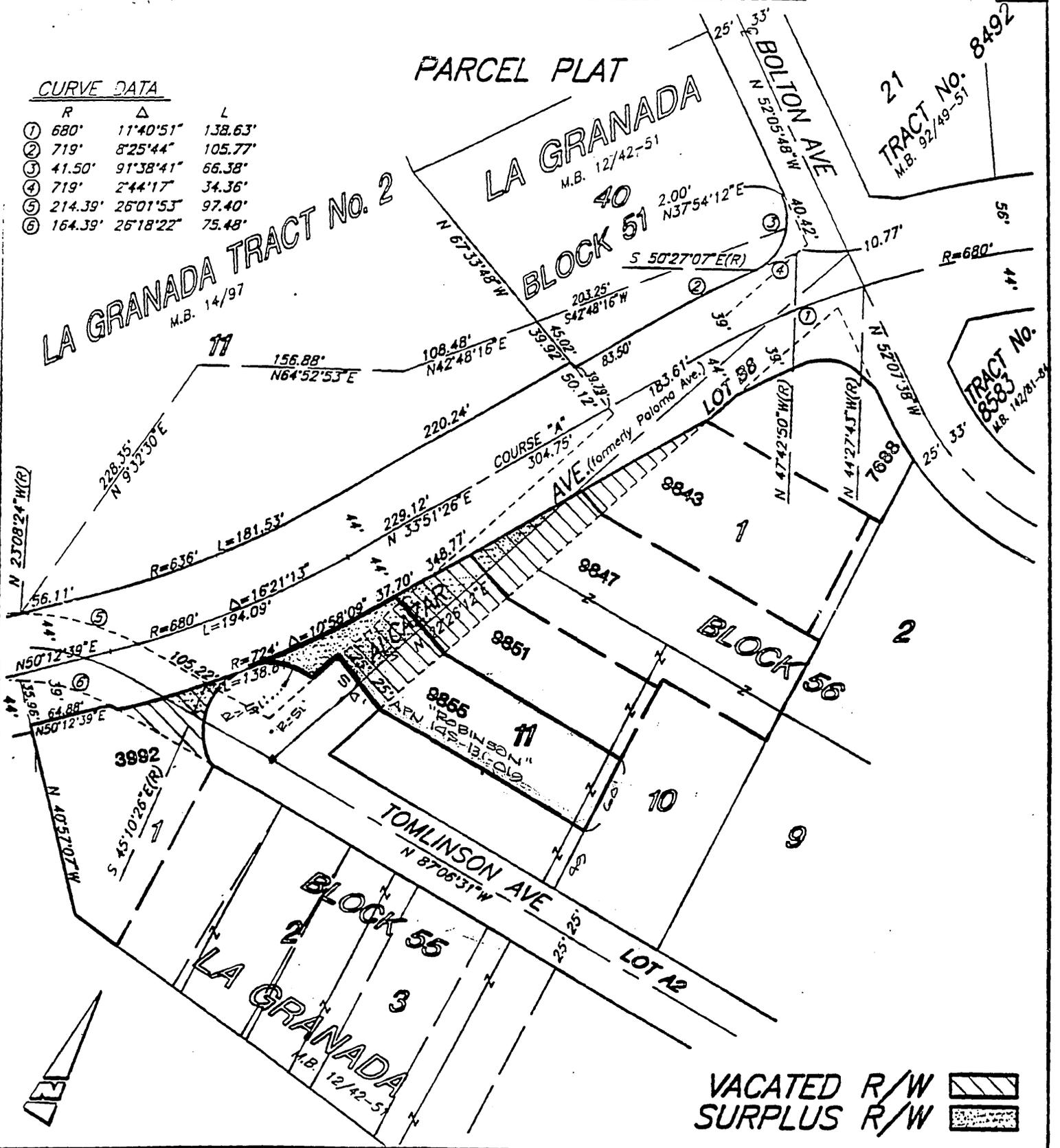
Mark S. Brown 1/28/98 Date WF Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/99

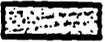


CURVE DATA

R	Δ	L
① 680'	11°40'51"	138.63'
② 719'	8°25'44"	105.77'
③ 41.50'	91°38'41"	66.38'
④ 719'	2°44'17"	34.36'
⑤ 214.39'	26°01'53"	97.40'
⑥ 164.39'	26°18'22"	75.48'

PARCEL PLAT



VACATED R/W   
 SURPLUS R/W 

• 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.

65-5

SCALE: 1"=N.T.S.

DRAWN BY: Kgs

DATE: 1/7/97

SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

388764

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

SEP 14 1998

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ 0



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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-006-978  
California Avenue Extension  
A.P.N. 145-131-020

LL - 006-978

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **WILLIAM C. KURTZ and JOYCE ANN KURTZ, husband and wife as joint tenants**

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 / 1/29/98  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of RIVERSIDE } ss

On January 29, 1998, before me JANIS LOWRY  
(date) (name)

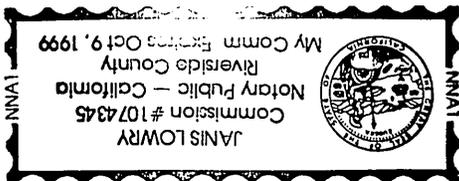
a Notary Public in and for said State, personally appeared

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  
Signature



**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:

APPROVED AS TO FORM

Kathleen M. Bonzel  
ASST. CITY ATTORNEY

51

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 7-27-98

William C. Kurtz  
William C. Kurtz

Joyce Ann Kurtz  
Joyce Ann Kurtz

GENERAL ACKNOWLEDGEMENT

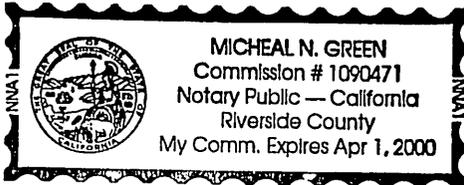
State of California }  
County of Riverside } ss

On 7/27/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

William C. Kurtz & Joyce Ann Kurtz  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

(X) Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"  
A.P.N. 145-131-020  
KURTZ

PARCEL 1

That portion of Alcazar Avenue, formerly Paloma Avenue as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California, together with that portion of Lot 11 of La Granada Tract No. 2 as shown by map on file in Book 14 of Maps, page 97 thereof, records of Riverside County, California, **BOUNDED AS FOLLOWS:**

**ON THE WEST** by a line parallel with and 44.00 feet south and southeasterly as measured at right angles from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

THENCE South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

THENCE North  $50^{\circ}12'39''$  East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of  $16^{\circ}21'13''$  an arc length of 194.09 feet;

THENCE North  $33^{\circ}51'26''$  East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of  $11^{\circ}40'51''$  an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the END of this line description;

**ON THE NORTH** by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the northwest corner of that certain parcel of land conveyed to William C. Kurtz, et ux, by deed recorded June 6, 1994, as Instrument No. 227502 of Official Records of Riverside County, California; said perpendicular line shall begin at said northwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

**ON THE EAST** by the westerly line of said parcel conveyed to said William C. Kurtz, et ux;

**ON THE SOUTH** by a line drawn perpendicular to the centerline of Alcazar Avenue and passing through the southwest corner of said parcel of land conveyed to William C. Kurtz, et ux; said perpendicular line shall begin at said southwest corner and extend northwesterly to hereinbefore said line "**BOUNDED ON THE WEST**";

**TOGETHER WITH:**

That certain parcel of land conveyed to said William C. Kurtz, et ux, by deed recorded June 6, 1994, as Instrument No. 227502 of Official Records of said Riverside County, described as follows:

That portion of Lots 10 and 11 in Block 56 of La Granada, as shown by map on file in Book 12, pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at a point in the south line of Lot 10, distant thereon 198.57 feet easterly of the southwest corner of said Lot 11;

THENCE northerly, parallel with the west line of Lot 10, a distance of 109 feet to the **TRUE POINT OF BEGINNING**;

THENCE northerly, parallel with the west line of said Lot 10, a distance of 60 feet;

THENCE westerly, parallel with the south lines of Lots 10 and 11, to a point in the northwest line of said Lot 11;

THENCE southwesterly, along the northwest line of Lot 11, a distance of 63.63 feet;

THENCE easterly, parallel with the south lines of said Lots 10 and 11, to the **TRUE POINT OF BEGINNING**.

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

Mark S. Brown 1/28/98 Date W Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/99

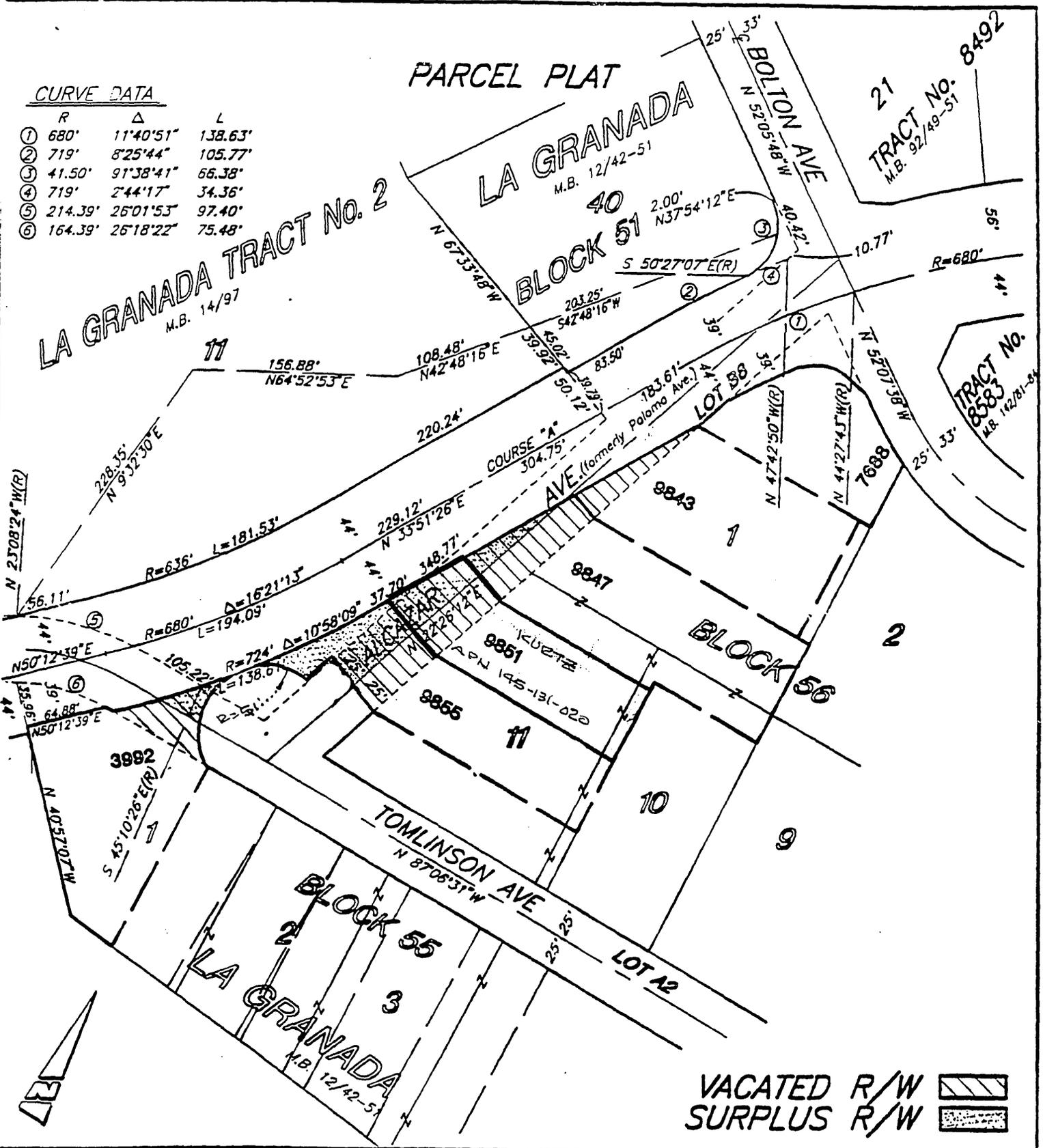


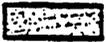
kurtz.coc

PARCEL PLAT

CURVE DATA

R	Δ	L
① 680'	11°40'51"	138.63'
② 719'	8°25'44"	105.77'
③ 41.50'	91°38'41"	66.38'
④ 719'	2°44'17"	34.36'
⑤ 214.39'	26°01'53"	97.40'
⑥ 164.39'	26°18'22"	75.48'



VACATED R/W   
 SURPLUS R/W 

• 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.

65-5

SCALE: 1"=N.T.S.

DRAWN BY: Kqs

DATE: 1/7/97

SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS

12-006-978 57

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

**365396**

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

**AUG 28 1998**

Recorded In Official Records  
of Riverside County, California

Recorder

Fees \$ 0



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

FOR RECORDER'S OFFICE USE ONLY

Project: California Ave. Extension  
VC-002-967  
A.P.N. 145-111-004

**LL - 006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): ***RALPH JEFFERY MOORHOUSE and FRANCES L. MOORHOUSE, husband and wife as joint tenants.***

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 1/29/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On January 29, 1998 before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

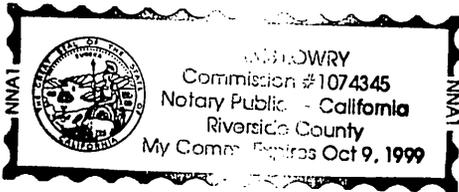
ROBERT C. MEASE

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  
Signature



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:

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 2/13/98

[Signature]  
RALPH JEFFERY MOORHOUSE  
[Signature]  
FRANCES L. MOORHOUSE

GENERAL ACKNOWLEDGEMENT

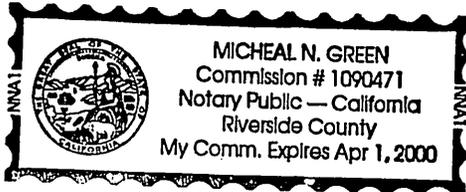
State of California }  
County of Riverside } ss

On 3-13-98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Ralph Jeffery Moorhouse & Frances L. Moorhouse  
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.

[Signature]

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LL-006-978  
EXHIBIT "A"  
MOORHOUSE

PARCEL 1

*That* portion of Lot 11 of La Granada Tract No. 2 as shown by map on file in Book 14, page 97 of Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the most easterly corner of Lot 24 in Block 51 of La Granada, as shown by map on file in Book 12, pages 42 through 51 of Maps, records of Riverside County, California;

**THENCE** North 46°40' East, along the northwesterly line of Lot A2 (Tomlinson Avenue) as shown on said map, 30.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** North 43°20' West, parallel with the northeasterly line of said Lot 24, a distance of 150.00 feet;

**THENCE** North 46°40' East, 283.40 feet;

**THENCE** South 32°29' East, 136.27 feet to a point in the northwesterly line of said Lot A2;

**THENCE** South 37°31' West, along the northwesterly line of said Lot A2, 97.25 feet to an angle point in said northwesterly line of said Lot A2;

**THENCE** South 46°40' West, along said northwesterly line, 209.05 feet to said **TRUE POINT OF BEGINNING**.

**EXCEPTING** from the immediate above portion thereof that portion described as follows:

**COMMENCING** at the most easterly corner of Lot 24 in Block 51 of La Granada as shown by map on file in Book 12, pages 42 through 51 inclusive of Maps, records of said Riverside County, California;

**THENCE** North 46°40' East along the northwesterly line of Lot A2 (Tomlinson Avenue) as shown in said map, 30.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** North  $43^{\circ}20'$  West and parallel with the northeasterly line of said Lot 24 a distance of 150.00 feet;

**THENCE** North  $46^{\circ}40'$  East, 120.00 feet;

**THENCE** South  $43^{\circ}20'$  East, 150 feet, more or less, to a point in the northwesterly line of said Lot A2;

**THENCE** South  $46^{\circ}40'$  West, along said northwesterly line of said Lot A2, a distance of 120 feet, more or less, to said **TRUE POINT OF BEGINNING**.

**TOGETHER WITH:**

**That** portion of Tomlinson Avenue (vacated), being easterly of Mariposa Avenue and westerly of Alcazar Avenue, formerly Paloma Avenue, all as shown by a map of La Granada on file in Map Book 12, pages 42 through 51, records of Riverside County California and lying northerly of a line parallel with and 44.00 feet northerly as measured at right angles from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

**THENCE** North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

**THENCE** South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

**THENCE** easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

**THENCE** North 50°12'39" East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the left along said last mentioned curve through a central angle of 16°21'13" an arc length of 194.09 feet;

**THENCE** North 33°51'26" East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

**THENCE** northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of 11°40'51" an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the **END** of this line description;

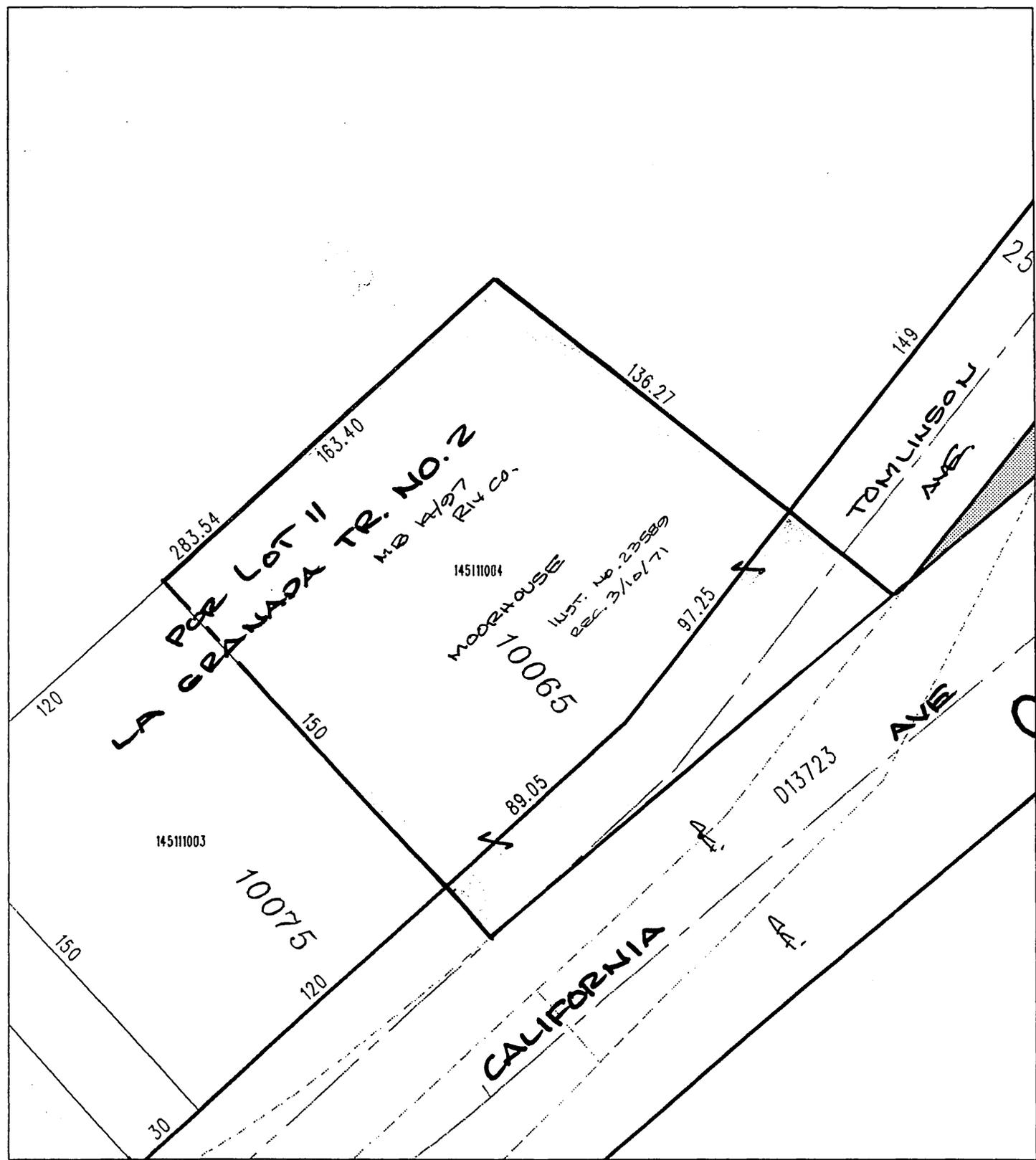
**EXCEPTING** therefrom that portion of said Tomlinson Avenue (vacated) lying southwesterly of the southeasterly prolongation of the southwesterly line, and lying northeasterly of the southeasterly prolongation of the northeasterly line of that certain parcel of land conveyed to RALPH JEFFREY MOORHOUSE, et ux, by deed recorded March 10, 1971, as Instrument No. 23589 of Official Records of Riverside County, California.

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

Mark S. Brown 12/19/77 Prep. WF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99



moorhose.coc



◆ 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: fwally

Date: 12/17/97

Subject: moorhouse

64

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

**365394**

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

**AUG 28 1998**

Recorded in Official Records  
of Riverside County, California

Recorder           0            
Fees \$                           

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



**FOR RECORDER'S OFFICE USE ONLY**

Project: California Ave. Extension  
VC-002-967  
A.P.N. 145-111-006

**LL - 006-978**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **PETER M. SULLIVAN and NANCY L. SULLIVAN, husband and wife as joint tenants.**

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.**

65

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Robert C. Mease 1/29/98  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of RIVERSIDE } ss

On January 29, 1998, before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

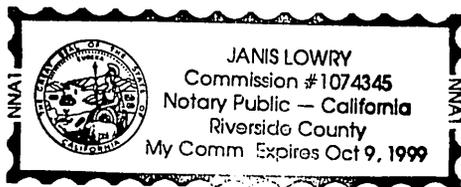
ROBERT C. MEASE

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  
Signature



**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:

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 8/11/98

Peter M. Sullivan  
PETER M. SULLIVAN

Nancy L. Sullivan  
NANCY L. SULLIVAN

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On 8-11-98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Peter M. Sullivan and Nancy L. Sullivan  
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.

Michael N. Green

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LL-006-978  
EXHIBIT "A"  
SULLIVAN

**PARCEL 1**

**That** portion of Lot 24, Block 51 of La Granada as shown by map on file in Book 12, pages 42 through 51 of Maps, records of Riverside County, California, lying easterly of a line that extends southerly from a point in the northerly line of said Lot 24 distant westerly thereon 25 feet from the most northerly corner thereof and passes through the most southerly corner of said Lot 24; **EXCEPTING** therefrom that portion of said Lot 24 conveyed to the City of Riverside by deed recorded August 5, 1996 as Instrument No. 294308 of Official Records of said Riverside County.

**TOGETHER WITH:**

**That** portion of Tomlinson Avenue (vacated), being easterly of Mariposa Avenue and westerly of Alcazar Avenue, formerly Paloma Avenue, all as shown by a map of La Granada on file in Map Book 12, pages 42 through 51, records of Riverside County California and lying northerly of a line parallel with and 44.00 feet northerly as measured at right angles from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

**THENCE** North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

**THENCE** South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius

of 680.00 feet;

**THENCE** easterly to the left along said last mentioned curve through a central angle of 45°04'24" an arc length of 534.94 feet;

**THENCE** North 50°12'39" East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the left along said last mentioned curve through a central angle of 16°21'13" an arc length of 194.09 feet;

**THENCE** North 33°51'26" East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

**THENCE** northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of 11°40'51" an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the **END** of this line description;

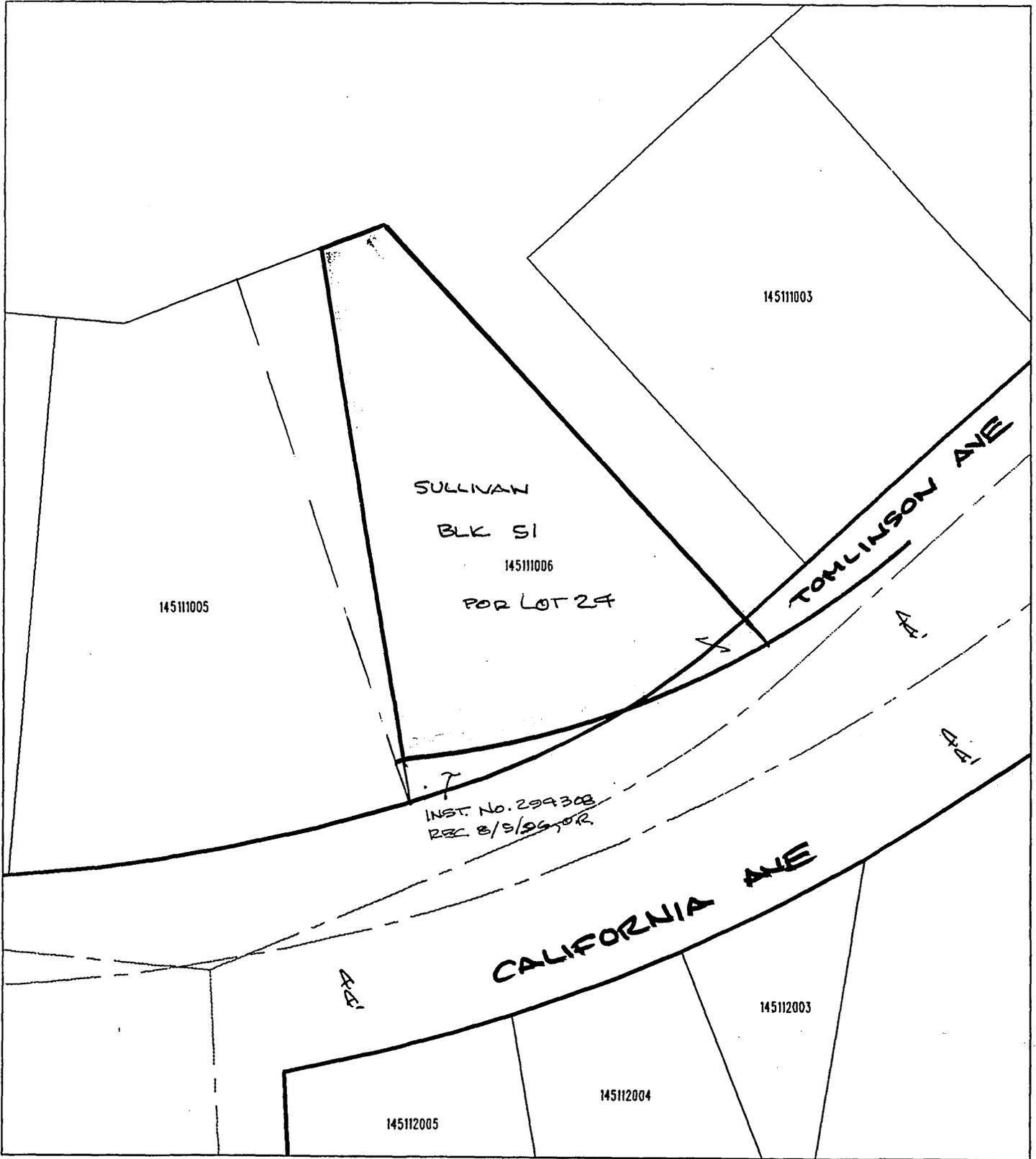
**EXCEPTING** therefrom that portion of said Tomlinson Avenue (vacated) lying northeasterly of the southeasterly prolongation of the northeasterly line, and lying westerly of the southerly line of **Lot 24 in Block 51** of La Granada, as shown by Map on file in Book 12, pages 42 through 51 of Maps, records of Riverside County, California.

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

Mark S. Brown 12/12/97 Prep. WE  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99



sullivan.coc



◆ 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: fwally Date: 12/17/97

Subject: sullivan

364784

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

RECEIVED FOR RECORD  
AT 8:00AM

AUG 28 1998

Recorded in Official Records  
of Riverside County, California

Recorder 0  
Fees \$ \_\_\_\_\_

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-006-978  
California Avenue Extension  
A.P.N. 145-132-017

**LL - 006-978**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CHRISTINE M. VALENTINE, an unmarried woman**

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 1/29/98  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

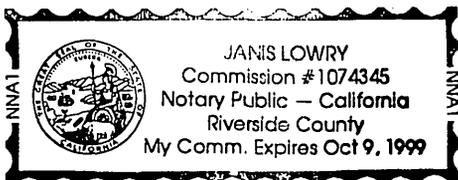
State of California }  
County of RIVERSIDE } ss

On January 29, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated

8/26/98

Christine M. Valentine  
Christine M. Valentine

GENERAL ACKNOWLEDGEMENT

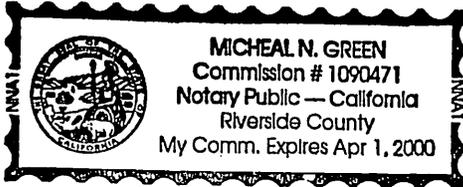
State of California }  
County of Riverside } ss

On 8/26/98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Christine M. Valentine  
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.

Michael N. Green

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

(X) Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"  
A.P.N. 145-132-017  
VALENTINE

PARCEL 1

That portion of Tomlinson Avenue as shown on a map of La Granada on file in Map Book 12, pages 42 through 51 records of Riverside County California together with that portion of Lot 11 of La Granada Tract No. 2, as shown by map on file in Book 14 of Maps, at page 97 thereof, records of said Riverside County and **BOUNDED AS FOLLOWS:**

**ON THE WEST** by a line parallel with and 44.00 feet southeasterly as measured at right angles from the following described line:

BEGINNING at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet;

THENCE northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

THENCE South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

THENCE easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

THENCE North  $50^{\circ}12'39''$  East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

THENCE northeasterly to the left along said last mentioned curve through a central angle of  $16^{\circ}21'13''$  an arc length of 194.09 feet;

THENCE North  $33^{\circ}51'26''$  East, a distance of 304.75 feet to the beginning of a tangent

curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

THENCE northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of  $11^{\circ}40'51''$  an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline Bolton Avenue as shown by said last mentioned map and the END of this line description;

**ON THE EAST** by a line defined by a circular arc, having a radius of 51.00 feet, said radius point being POINT A and described as follows:

Beginning at the centerline intersection of Alcazar Avenue, formerly Paloma Avenue, and Tomlinson Avenue as shown on said map of La Granada;

Thence North  $87^{\circ}06'31''$  West along said centerline of Tomlinson Avenue a distance of 11.21 feet;

Thence North  $02^{\circ}53'29''$  East a distance of 18.00 feet to POINT A and the radius of the aforementioned circular arc.

**TOGETHER WITH:**

That portion of Lot 1 in Block 55 of La Granada as shown by map on file in Book 12 of Maps, pages 42 through 51 thereof, records of said Riverside County, California, as conveyed to Christine M. Valentine by deed recorded April 5, 1996, as instrument No. 124578 of Official Records of said Riverside County, described as follows:

**BEGINNING** at the northwest corner of said Lot 1;

**THENCE** easterly on the arc of a curve in the southerly line of Tomlinson Avenue, concave southerly, having a radius of 164.39 feet, and a central angle of  $27^{\circ}10'$ , an arc length of 77.95 feet, more or less, to the end of said curve;

**THENCE** continuing along said southerly line of Tomlinson Avenue and the northerly line of said Lot 1, South  $87^{\circ}46'$  East, 88.62 feet, more or less, to a point from which the northeast corner of said Lot 1 bears South  $87^{\circ}46'$  East, 60 feet;

**THENCE** South  $02^{\circ}13'50''$  West, 151.84 feet, more or less, to a point on the south line of said Lot 1;

**THENCE** North 81°45'21" West, along the southerly line of said Lot 1, a distance of 38.24 feet, more or less, to an angle point in said lot;

**THENCE** North 41°40' West, along the southwesterly line of said Lot 1, a distance of 180.65 feet, more or less, to said **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion of said Lot 1 as conveyed to the City of Riverside by deed recorded August 21, 1995, as Instrument No. 274763 of Official Records of said Riverside County.

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

Mark S. Brown 1/29/98 Prep. UF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/99

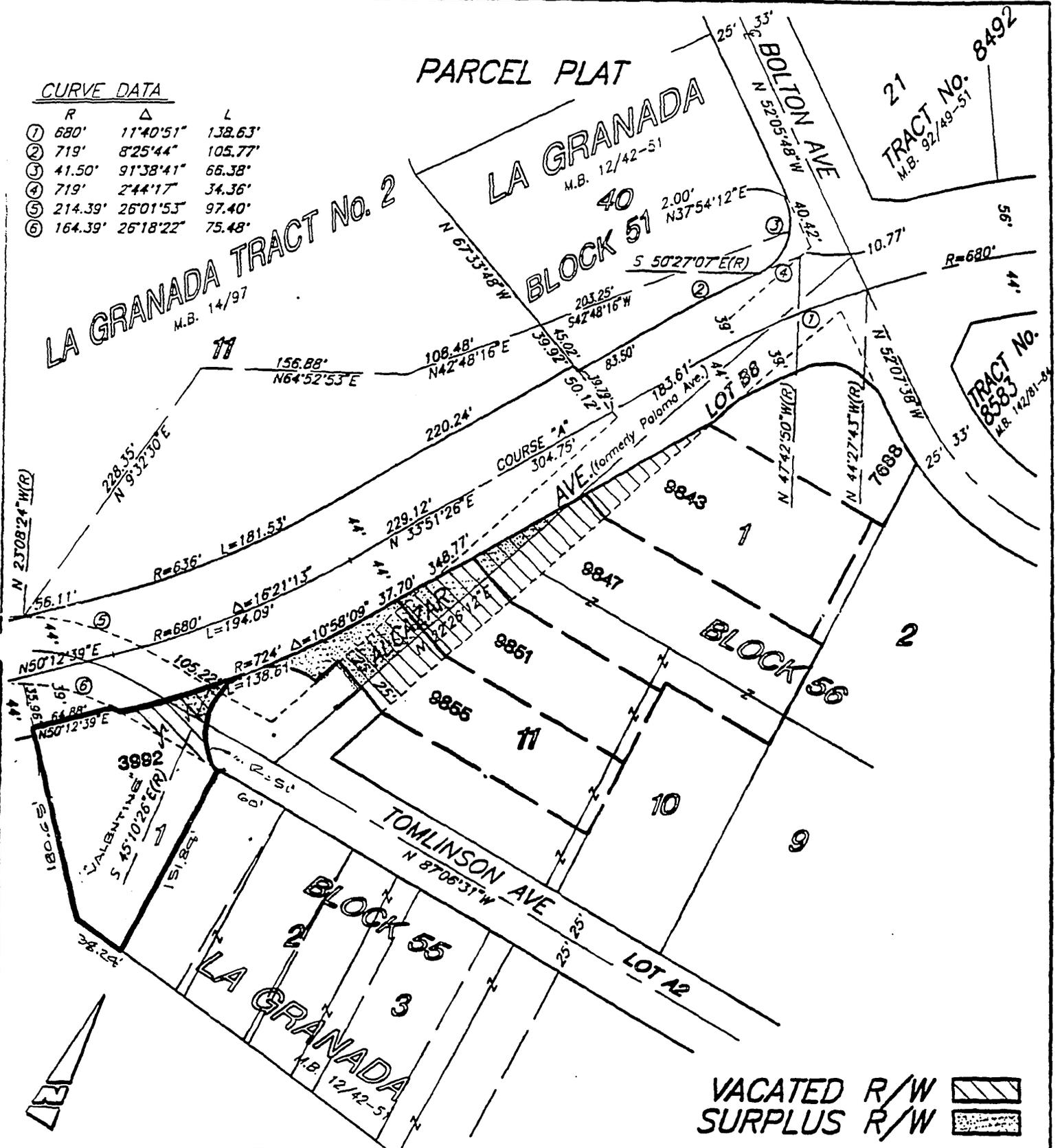


valtine.coc

PARCEL PLAT

CURVE DATA

R	Δ	L
① 680'	11°40'51"	138.63'
② 719'	8°25'44"	105.77'
③ 41.50'	91°38'41"	66.38'
④ 719'	2°44'17"	34.36'
⑤ 214.39'	26°01'53"	97.40'
⑥ 164.39'	26°18'22"	75.48'



• 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.

SCALE: 1"=N.T.S.

DRAWN BY: Kgs

DATE: 1/7/97

SUBJECT: CALIFORNIA AVENUE EXTENSION - VACATIONS

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

365395

RECEIVED FOR RECORD AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

AUG 28 1998

Recorded in Official Records of Riverside County, California

Recorder

Fees \$ 0

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



FOR RECORDER'S OFFICE USE ONLY

Project: California Ave. Extension  
VC-002-967  
A.P.N. 145-111-003

LL - 006-978

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **DENNIS D. OLSON and JOAN OLSON, husband and wife as joint tenants ,**

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. Meese 1/29/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On January 29, 1998 before me JANIS LOWRY  
(date) (name)

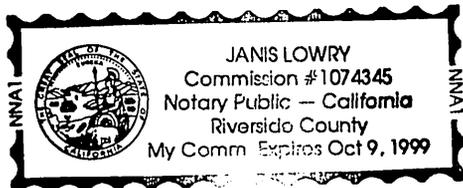
a Notary Public in and for said State, personally appeared

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  
Signature

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:

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 5-15-98

Dennis D. Olson  
DENNIS D. OLSON

Joan Olson  
JOAN OLSON

**GENERAL ACKNOWLEDGEMENT**

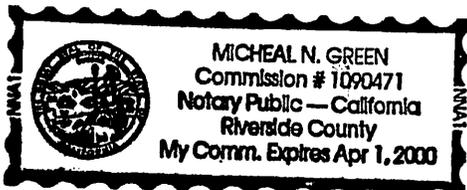
State of California }  
County of Riverside } ss

On 5-15-98, before me Michael N. Green  
(date) (name)

a Notary Public in and for said State, personally appeared

Dennis D. Olson & Joan Olson  
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.

Michael N. Green

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

(X) Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LL-006-978  
EXHIBIT "A"  
OLSON

**PARCEL 1**

*That* portion of Lot 11 of La Granada Tract No. 2 as shown by map on file in Map Book 14, page 97 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at the most easterly corner of Lot 24 in Block 51 of La Granada as shown by map on file in Book 12, pages 42 through 51 inclusive of Maps, records of said Riverside County, California;

**THENCE** North  $46^{\circ}40'$  East along the northwesterly line of Lot A2 (Tomlinson Avenue) as shown in said map, 30.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** North  $43^{\circ}20'$  West and parallel with the northeasterly line of said Lot 24 a distance of 150.00 feet;

**THENCE** North  $46^{\circ}40'$  East, 120.00 feet;

**THENCE** South  $43^{\circ}20'$  East, 150 feet, more or less, to a point in the northwesterly line of said Lot A2;

**THENCE** South  $46^{\circ}40'$  West, along said northwesterly line of said Lot A2, a distance of 120 feet, more or less, to said **TRUE POINT OF BEGINNING**,

**TOGETHER WITH:**

*That* portion of Tomlinson Avenue (vacated), being easterly of Mariposa Avenue and westerly of Alcazar Avenue, formerly Paloma Avenue, all as shown by a map of La Granada on file in Map Book 12, pages 42 through 51, records of Riverside County California and lying northerly of a line parallel with and 44.00 feet northerly as measured at right angles from the following described line:

**BEGINNING** at the intersection of the centerline of Tyler Street with the northeasterly prolongation of the centerline of California Avenue all as shown by map on Tract No. 8006, on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

**THENCE** North  $57^{\circ}55'23''$  East, along said northeasterly prolongation of the centerline of California Avenue, a distance of 281.62 feet to the beginning of

a tangent curve concave southeasterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the right along said curve through a central angle of  $37^{\circ}21'40''$  an arc length of 443.41 feet to a line parallel with and distant 19.00 feet southerly, as measured at right angles, from the centerline of Tomlinson Avenue as shown by map of La Granada, on file in Book 12, Pages 42 through 51 of Maps, records said Riverside County;

**THENCE** South  $84^{\circ}42'57''$  East, along said parallel line, a distance of 440.99 feet to the beginning of a tangent curve concave northerly and having a radius of 680.00 feet;

**THENCE** easterly to the left along said last mentioned curve through a central angle of  $45^{\circ}04'24''$  an arc length of 534.94 feet;

**THENCE** North  $50^{\circ}12'39''$  East, a distance of 698.12 feet to the beginning of a tangent curve concave northwesterly and having a radius of 680.00 feet;

**THENCE** northeasterly to the left along said last mentioned curve through a central angle of  $16^{\circ}21'13''$  an arc length of 194.09 feet;

**THENCE** North  $33^{\circ}51'26''$  East, a distance of 304.75 feet to the beginning of a tangent curve concave southeasterly and having a radius of 680.00 feet; said curve also being the southwesterly prolongation of the centerline California Avenue as shown by map of Tract No. 8492, on file in Book 92, Pages 49 through 51 of Maps, records of said Riverside County;

**THENCE** northeasterly to the right along said last mentioned curve and along said southwesterly prolongation of the centerline of California Avenue through a central angle of  $11^{\circ}40'51''$  an arc length of 138.63 feet to the intersection of said centerline of California Avenue with the centerline of Bolton Avenue as shown by said last mentioned map and the **END** of this line description;

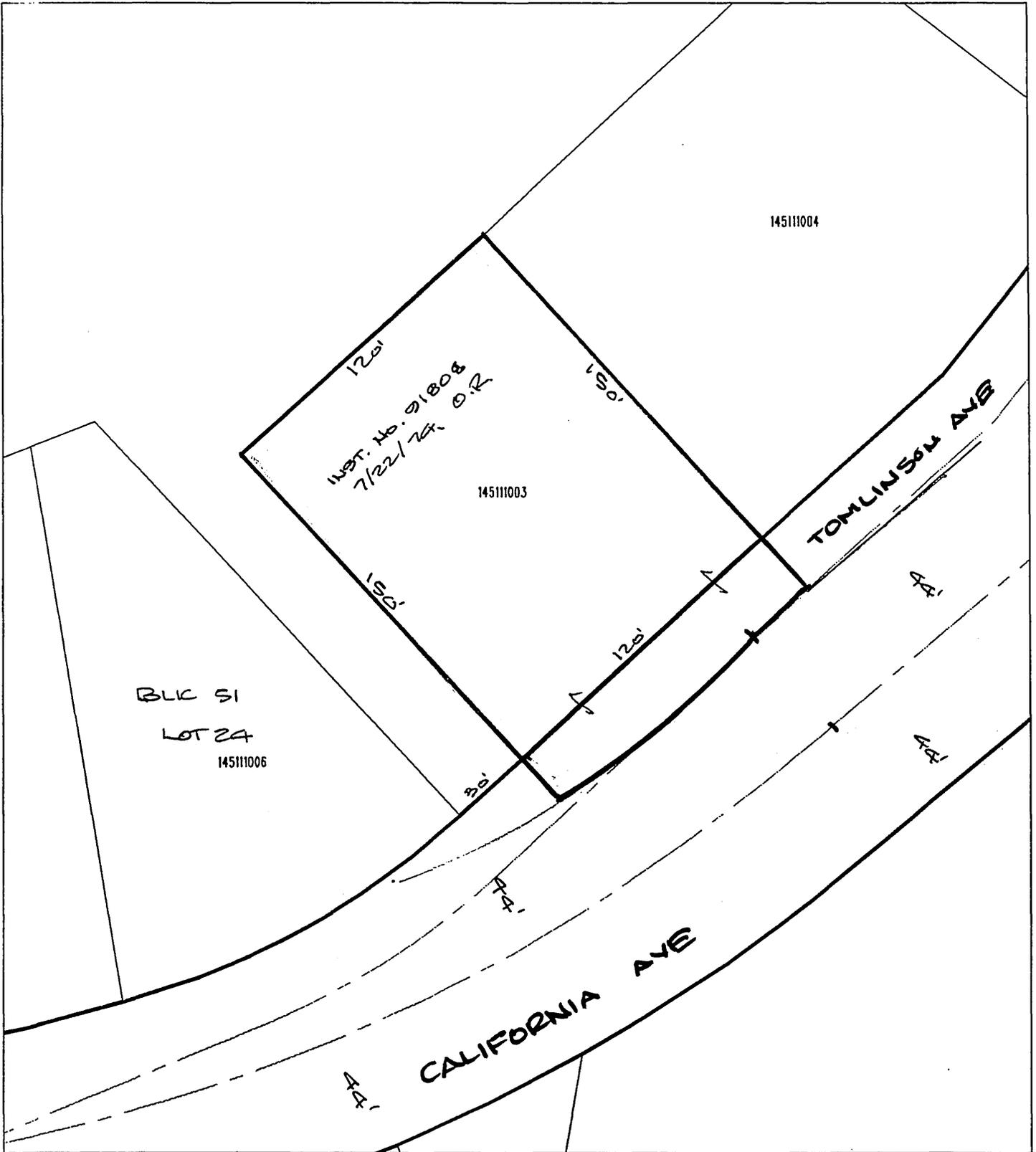
**EXCEPTING** therefrom that portion of said Tomlinson Avenue (vacated) lying southwesterly of the southeasterly prolongation of the southwesterly line, and lying northeasterly of the southeasterly prolongation of the northeasterly line of that certain parcel of land conveyed to Dennis D. Olson, et ux, by deed recorded July 22, 1974, as Instrument No. 91808 of Official records of Riverside County, California.

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

Mark S. Brown 12/19/97 Prep. WZ  
Mark S. Brown L.S. 5655 Date  
License Expires 9/30/99



olson.coc



◆ 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: fwally

Date: 12/16/97

Subject: olson

95