

Recording requested by:

OLD REPUBLIC TITLE CO

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR

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

125697

Project: LL-026-012
A.P.N. 254-290-018,
254-070-014, & -005

DOC # 2002-338565

06/20/2002 08:00A Fee:28.00

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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LL-026-012

28



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): WILLIAM O. DOLES AND MAXINE M. DOLES, Trustees under Declaration of Trust dated February 6, 1987, entitled William and Maxine Doles 1987 Trust.

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 one 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: *Craig Aurore* *5-30-02*
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

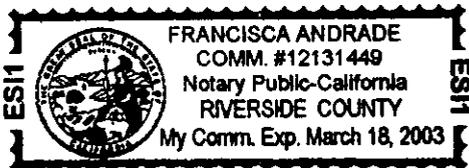
County of Riverside } ss

On 5-30-02, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Craig Aaron
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.

Francisca Andrade
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:



2002-338565
06/20/2002 08:00A
2 of 8

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LLA NO. LL-026-012

That portion of Lot "6" of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California and a portion of the Southwest Quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, also being a portion of Parcel 1 of Records of Survey, as shown by map on file in Book 45, Pages 93 and 94 of Records of Survey, Records of the County of Riverside, State of California, described as follows:

PARCEL "A"

BEGINNING at the center of said Section 31;

THENCE North 89° 59' 31" West along the Southerly line of the Northwest Quarter of said Section 31, said line also being the Southerly line of said Martin and Ormand Tract, a distance of 1383.84 feet to the Southwest corner of that certain parcel of land conveyed to the Riverside County Flood Control and Water Conservation District and designated as Parcel 2, said corner also being the Northwest corner of Parcel 3c both by Deed recorded February 3, 1959 as Instrument No. 9186, Official Records of said county, said corner also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE continuing along the Southerly line of said Section 31 and said Lot "6" of the Martin and Ormand Tract, North 89° 59' 31" West a distance of 263.07 feet to the Southeast corner of that certain parcel of land conveyed to Bacon Properties, Inc., and designated as Parcel 5 of Deed recorded October 15, 1954 as Instrument No. 53383, Official Records, of said county;

THENCE South 00° 07' 52" East along the prolongation of the Easterly line of said Parcel 5, a distance of 100.87 feet to a point that is distance 763.44 feet from the Northeast corner of said Parcel 5 and measured along said Easterly line. Said Northeast corner based on the establishment of the Gage Canal as shown on Record of Survey Map recorded in Book 52, pages 4 through 8 of Records of Survey, Records of said county. Said Easterly line also being the Westerly line of that certain parcel of land conveyed to William O. Doles and Maxine M. Doles, Trustees under Declaration of Trust dated February 6, 1987, by Deed recorded May 17, 1994 as Instrument No. 201561 Official Records, of said county;



2002-338565
06/29/2002 08:00A
3 of 8

THENCE South 48° 10' 50" East a distance of 351.19 feet to a point on the westerly line of said Parcel 3c as conveyed to the Riverside County Flood Control and Water Conservation District per said Deed recorded February 3, 1959 as Instrument No. 9186, Official Records of said county. Said point being distance 335.00 feet from the Northwest corner of said Parcel 3c;

THENCE North 00° 11' 29" East along said west line of Parcel 3c a distance of 335.00 feet to the **TRUE POINT OF BEGINNING**.

The property described within Parcel "A" of this Legal Description consists of 57237.18 square feet (1.31 acres).

TOGETHER WITH an easement for Ingress and Egress described as follows:

An easement 28.00 feet wide over that portion of Lot 6 of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California, the centerline of which is described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to the Riverside County Flood Control and Water Conservation District and designated as Parcel 2 by Deed recorded February 3, 1959 as Instrument No. 9186 Official Records, of said county. Said corner being on the Southerly line of said Martin and Ormand Tract. Said Southerly line also being the Southerly line of the Northwest Quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Meridian;

THENCE North 89° 59' 31" West along said Southerly line a distance of 181.82 feet to the **TRUE POINT OF BEGINNING**. Said True Point of Beginning being the beginning of a non tangent curve concaved to the east and having a radius of 60.00 feet and a radial bearing of South 71° 50' 00" West;

THENCE Northerly and Northeasterly along said curve through a central angle of 50° 16' 36" and an arc distance of 52.65 to a line tangent with said curve;

THENCE North 32° 06' 36" East a distance of 37.73 feet;

THENCE North 57° 53' 24" West a distance of 197.25 feet;

THENCE North 90° 00' 00" West a distance of 51.95 feet;

THENCE North 0° 00' 00" East a distance of 77.04 feet;

THENCE North 78° 16' 31" East a distance of 107.15 feet;



THENCE North 11° 41' 35" West a distance of 353.18 feet;

THENCE North 78° 16' 55" East a distance of 62.64 feet;

THENCE North 03° 57' 49" East a distance of 94.73 feet to the Southerly Right-Of-Way line of Central Avenue as it exist.

The side lines of said 28.00 feet wide easement to be extended or shortened to meet at angle points and to begin at the Southerly Line of said Martin and Ormand Tract and to terminate at said Southerly Right-Of-Way Line of Central Avenue as it exist.

Basis of Bearings

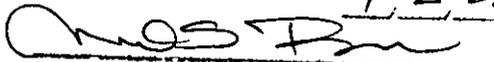
The Basis of Bearings of this Legal Description are based on the centerline of Chicago Avenue as North 18° 11' 40" West as shown on Record of Survey Map recorded in Book 52, Pages 4 through 8 of Records of Survey, Records of said county.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THAT ATTACHMENT MADE A PART THEREOF.



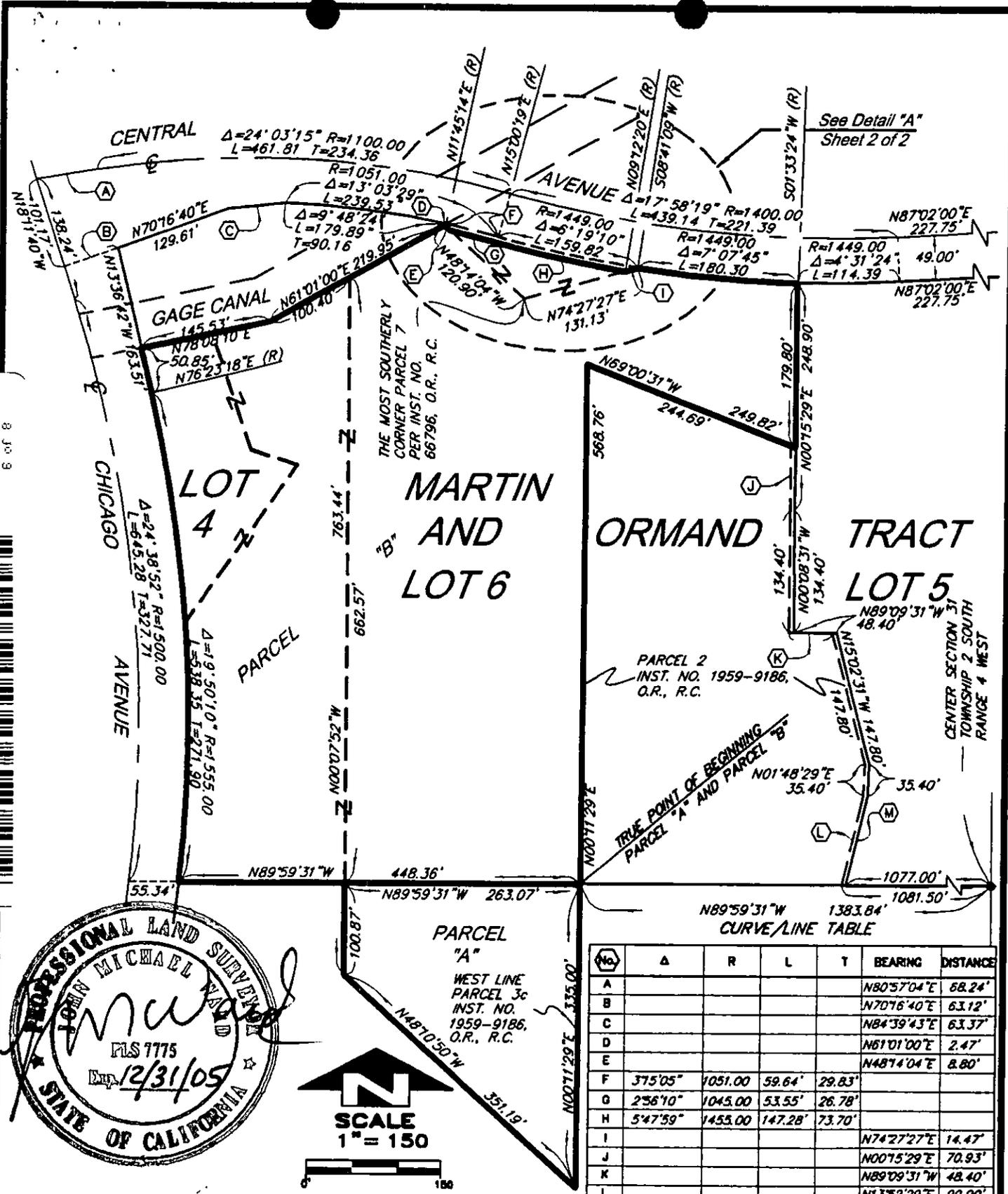
J. M. Ward, P.L.S. 7775

DESCRIPTION APPROVAL: 4, 2, 22


DIRECTOR, CITY OF RIVERSIDE



2002-338585
06/20/2002 08:00H
B of 8



See Detail "A"
Sheet 2 of 2

THE MOST SOUTHERLY
CORNER PARCEL 7
PER INST. NO.
66796, O.R., R.C.

PARCEL 2
INST. NO. 1959-9186,
O.R., R.C.

PARCEL
"A"
WEST LINE
PARCEL 3c
INST. NO.
1959-9186,
O.R., R.C.



NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY.
ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

| Station | Δ | R | L | T | BEARING | DISTANCE |
|---------|----------|---------|---------|--------|-------------|----------|
| A | | | | | N80°57'04"E | 58.24' |
| B | | | | | N70°16'40"E | 63.12' |
| C | | | | | N84°39'43"E | 63.37' |
| D | | | | | N61°01'00"E | 2.47' |
| E | | | | | N48°14'04"E | 8.80' |
| F | 375°05" | 1051.00 | 59.64' | 29.83' | | |
| G | 2°56'10" | 1045.00 | 53.55' | 26.78' | | |
| H | 5°47'59" | 1455.00 | 147.28' | 73.70' | | |
| I | | | | | N74°27'27"E | 14.47' |
| J | | | | | N00°15'29"E | 70.93' |
| K | | | | | N89°09'31"W | 48.40' |
| L | | | | | N13°52'29"E | 99.90' |
| M | | | | | N13°52'29"E | 99.90' |

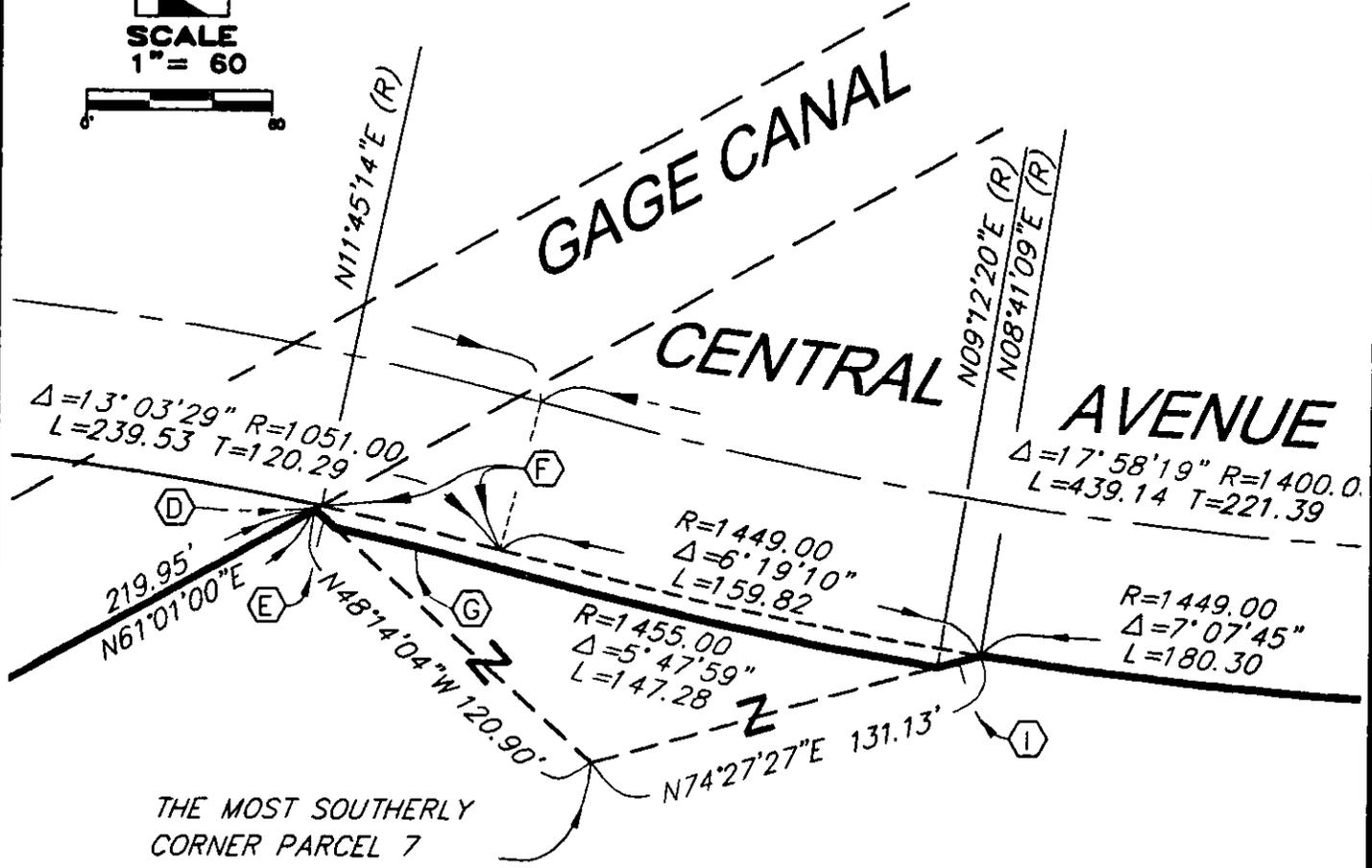
Prepared In The Office Of
LOCKMAN & ASSOCIATES
Consulting Engineers and Planners
10281-A Trademark Street
Rancho Cucamonga CA 91730
Tel: (909) 944-6988 Fax (909) 948-8508

Exhibit "B"
Lot Line Adjustment
City of Riverside, County of Riverside

Job No.
01-3584
Sheet 1
Of 3



DETAIL "A"



THE MOST SOUTHERLY
CORNER PARCEL 7
PER INST. NO.
66767, O.R., R.C.



CURVE/LINE TABLE

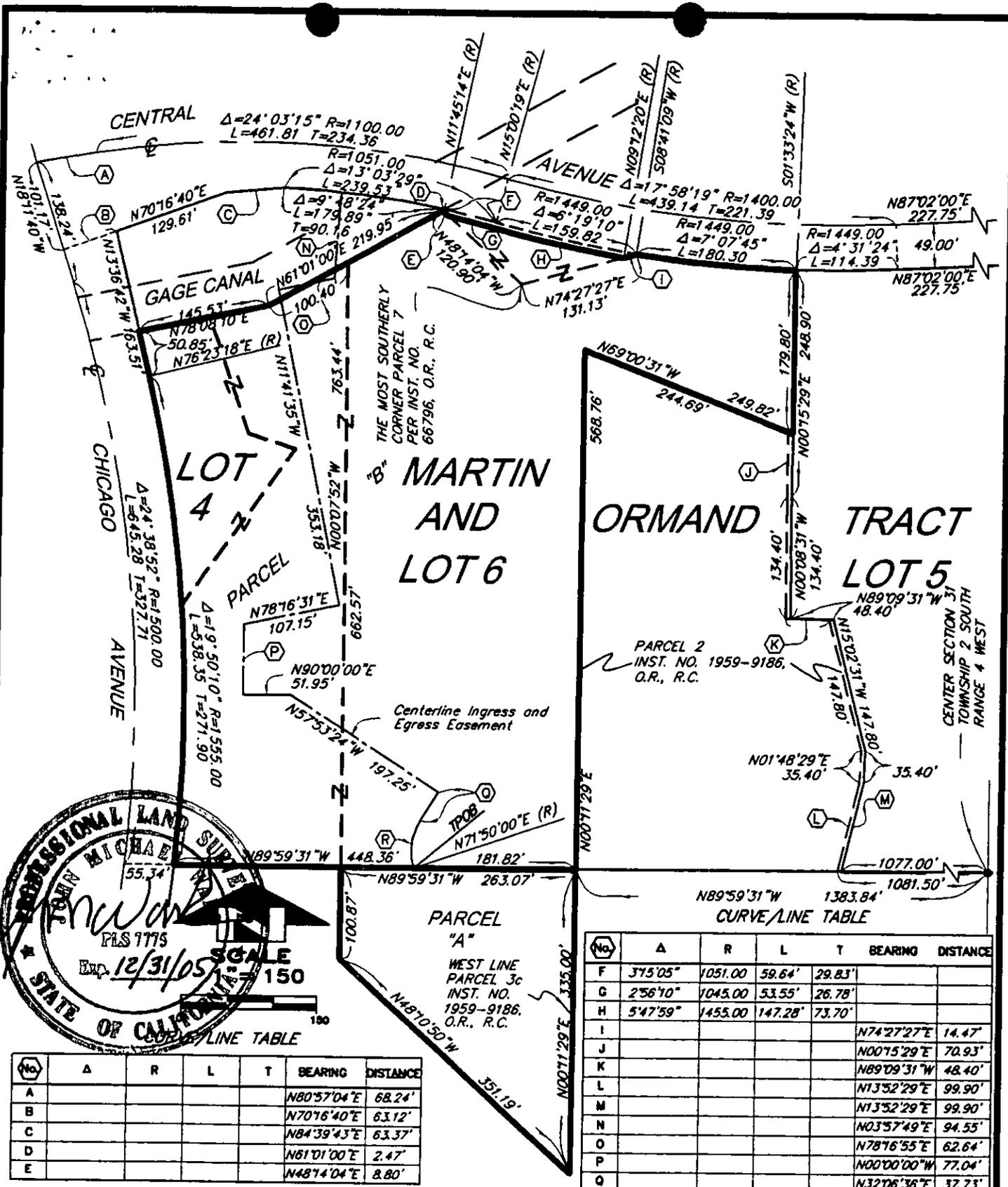
| NO. | Δ | R | L | T | BEARING | DISTANCE |
|-----|----------|---------|---------|--------|-------------|----------|
| A | | | | | N80°57'04"E | 68.24' |
| B | | | | | N70°16'40"E | 63.12' |
| C | | | | | N84°39'43"E | 63.37' |
| D | | | | | N61°01'00"E | 2.47' |
| E | | | | | N48°14'04"E | 8.80' |
| F | 375°05" | 1051.00 | 59.64' | 29.83' | | |
| G | 256°10" | 1045.00 | 53.55' | 26.78' | | |
| H | 5°47'59" | 1455.00 | 147.28' | 73.70' | | |
| I | | | | | N74°27'27"E | 14.47' |
| J | | | | | N00°15'29"E | 70.93' |
| K | | | | | N89°09'31"W | 48.40' |
| L | | | | | N13°52'29"E | 99.90' |
| M | | | | | N73°52'29"E | 99.90' |

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY.
ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Prepared In The Office of
LOCKMAN | & | ASSOCIATES
Consulting Engineers and Planners
10281-A Trademark Street
Rancho Cucamonga CA 91730
Tel: (909) 944-6988 Fax (909) 948-8508

Exhibit "B"
Lot Line Adjustment
City of Riverside, County of Riverside

Job No.
01-3584
Sheet 2
Of 3



THE MOST SOUTHERLY CORNER PARCEL 7 PER INST. NO. 66796, O.R., R.C.

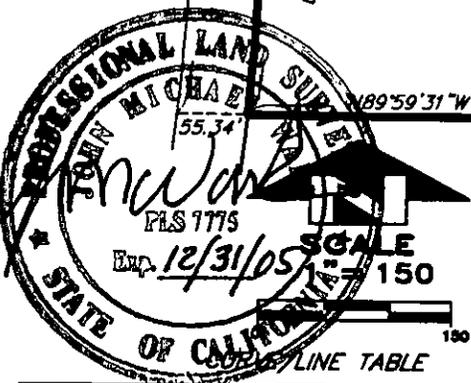
MARTIN AND LOT 6

ORMAND TRACT LOT 5

PARCEL 2 INST. NO. 1959-9186, O.R., R.C.

Centerline Ingress and Egress Easement

PARCEL "A" WEST LINE PARCEL 3c INST. NO. 1959-9186, O.R., R.C.



CURVE/LINE TABLE

| No. | Δ | R | L | T | BEARING | DISTANCE |
|-----|---|---|---|---|-------------|----------|
| A | | | | | N80°57'04"E | 68.24' |
| B | | | | | N70°16'40"E | 63.12' |
| C | | | | | N84°39'43"E | 63.37' |
| D | | | | | N61°01'00"E | 2.47' |
| E | | | | | N48°14'04"E | 8.80' |

CURVE/LINE TABLE

| No. | Δ | R | L | T | BEARING | DISTANCE |
|-----|-----------|---------|---------|--------|-------------|----------|
| F | 375°05" | 1051.00 | 59.64' | 29.83' | | |
| G | 258°10" | 1045.00 | 53.55' | 26.78' | | |
| H | 5°47'59" | 1455.00 | 147.28' | 73.70' | | |
| I | | | | | N74°27'27"E | 14.47' |
| J | | | | | N00°15'29"E | 70.93' |
| K | | | | | N89°09'31"W | 48.40' |
| L | | | | | N13°52'29"E | 99.90' |
| M | | | | | N13°52'29"E | 99.90' |
| N | | | | | N03°57'49"E | 94.55' |
| O | | | | | N78°16'55"E | 62.64' |
| P | | | | | N00°00'00"W | 77.04' |
| Q | | | | | N32°06'36"E | 37.73' |
| R | 50°16'36" | 60.00 | 52.65' | 28.16' | | |

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Prepared In The Office of
LOCKMAN & ASSOCIATES
 Consulting Engineers and Planners
 10281-A Trademark Street
 Rancho Cucamonga CA 91730
 Tel: (909) 944-6988 Fax (909) 948-8508

Exhibit "B"
Ingress and Egress
 City of Riverside, County of Riverside

Job No.
 01-3584
 Sheet 3
 Of 3



2002-338565
 06/20/2002 08:00A
 8 of 8

LL-026-017



Recording requested by:

OLD REPUBLIC TITLE CO

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR

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

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Project: LL-026-012
A.P.N. 254-290-018,
254-070-014, & -005

LL-026-012

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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): REGIONAL PROPERTIES INC., a California Corporation

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the one 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: Craig Aaron 5-30-02
PRINCIPAL PLANNER DATE

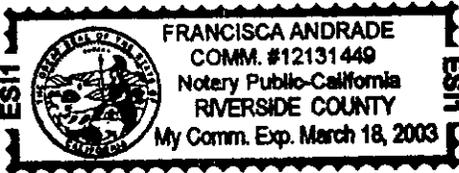
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 5-30-02, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared
Craig Aaron
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.

Francisca Andrade
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:



2002-338568
06/20/2002 09:00H
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EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LLA NO. LL-026-012

That portion of Lot 4 and Lot 6 of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California and being a portion of the Northwest Quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, Records of the County of Riverside, State of California, described as follows:

PARCEL "B"

BEGINNING at the center of said Section 31;

THENCE North 89° 59' 31" West, along the Southerly line of the Northwest Quarter of said Section 31, said line also being the Southerly Line of said Martin and Ormand Tract, a distance of 1373.84 feet to the Southwest corner of that certain parcel of land conveyed to the Riverside County Flood Control and Water Conservation District designated as Parcel "2" of Deed recorded February 3, 1959 as Instrument No. 9186, Official Records of said county, said corners being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE North 00° 11' 29" East along the Westerly line of said Parcel 2 a distance of 568.76 feet to the Northwesterly corner of said Parcel 2;

THENCE South 69° 00' 31" East along the Northerly line of said Parcel 2 and its prolongation thereof, a distance of 249.82 feet to the Easterly line of said Lot 6 of the Martin and Ormand Tract;

THENCE North 00° 15' 29" East along said Easterly line of Lot 6 a distance of 179.80 feet to the Southerly Right-Of-Way line of Central Avenue, 98.00 feet wide, as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, Records of said county;

THENCE Westerly along said Southerly Right-Of-Way line of a non-tangent curve concaved to the North and having a radial bearing of South 01° 33' 24" West, and a radius of 1449.00 feet, through a central angle of 07° 07' 45" and an arc distance of 180.30 feet to the Southeasterly line of that certain parcel of land conveyed to the City of Riverside and designated as Parcel 7 of Judgment In Eminent Domain Recorded June 9, 1965, as Instrument No. 66796 Official Records, of said county;



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06/29/2002 09:00A
3 of 14

THENCE South 74° 27' 27" West along said Southeasterly line a distance of 14.47 feet to the Northeast corner of that certain parcel of land conveyed to William O. Doles and Maxine M. Doles, Trustees under Declaration of Trust dated February 6, 1987, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northeast corner being the beginning of a non-tangent curve concaved to the Northeast and having a radius of 1455.00 feet and a radial bearing of South 09° 12' 20 " West;

THENCE Westerly along said curve through a central angle of 05° 47' 59" and an arc distance of 147.28 to the beginning of a reverse curve, concaved to the Southwest and having a radius of 1045.00 feet and a radial bearing of North 15° 00' 19" East;

THENCE Westerly along said curve through a central angle of 02° 56' 10" and an arc distance of 53.55 to the Northwesterly corner of said parcel of land conveyed to William O. Doles and Maxine M. Doles, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northwest corner also being on the Southwest line of that certain parcel of land conveyed to the City of Riverside and designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county;

THENCE North 48° 14' 04" West along the Southwest line of said Parcel 7 a distance of 8.80 feet to a point on the Southeasterly line of the Gage Canal as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, Records of said county. Said point also being North 48° 14' 04" West a distance of 120.90 feet from the most Southerly corner of said Parcel 7;

THENCE South 61° 01' 00" West along the Southeasterly line of the Gage Canal as shown on said Record of Survey, a distance of 219.95 feet to an angle point on the Southerly line of said Gage Canal. Said angle point being North 78° 08' 10" East and a distance of 933.40 feet from the Northwest corner of said Lot 6 of the Martin and Ormand Tract recorded in Map Book 6, page 84 of Maps and shown on said Record of Survey;

THENCE South 78° 08' 10" West along said Southerly line of the Gage Canal a distance of 145.53 feet to the Northeast corner of Parcel 10 as shown on said Record of Survey, said Parcel 10 conveyed to the City of Riverside, by Deed recorded November 29, 1968 as Instrument No. 116205 Official Records, of said county;

THENCE South 13° 36' 42" East along the Easterly line of said Parcel 10 a distance of 50.85 feet to the beginning of a tangent curve, said curve concentric to and radial distance easterly of 55.00 feet to the centerline of Chicago Avenue, said curve being concaved to the West and having a radius of 1555.00 feet, said curve also being the Easterly line of Parcel 8 as shown on Record of Survey Map, recorded in Book 36, pages 39 and 40 of Records of Survey, Records of said county. Said Parcel 8 also being that certain parcel of land conveyed to the City of Riverside, and designated as



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08/28/2002 08:00A
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Parcel 1 by Deed recorded June 4, 1965 as Instrument No. 65090 Official Records, of said county;

THENCE Southerly along said curve through a central angle of $19^{\circ} 50' 10''$ and an arc distance of 538.35 feet to the Southerly line of the Northwest Quarter of said Section 31, said line also being the Southerly line of said Martin and Ormand Tract;

THENCE South $89^{\circ} 59' 31''$ East along said Southerly line a distance of 448.36 feet to the **TRUE POINT OF BEGINNING**.

The property described within Parcel "B" of this Legal Description consists of 335,253.98 square feet (7.70 Acres).

SUBJECT TO an easement for Ingress and Egress described as follows:

An easement 28.00 feet wide over that portion of Lot 6 of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California, the centerline of which is described as follows:

Beginning at the Southwest corner of that certain parcel of land conveyed to the Riverside County Flood Control and Water Conservation District and designated as Parcel 2 by Deed recorded February 3, 1959 as Instrument No. 9186 Official Records, of said county. Said corner being on the Southerly line of said Martin and Ormand Tract. Said Southerly line also being the Southerly line of the Northwest Quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Meridian;

THENCE North $89^{\circ} 59' 31''$ West along said Southerly line a distance of 181.82 feet to the **TRUE POINT OF BEGINNING**. Said True Point of Beginning being the beginning of a non tangent curve concaved to the east and having a radius of 60.00 feet and a radial bearing of South $71^{\circ} 50' 00''$ West;

THENCE Northerly and Northeasterly along said curve through a central angle of $50^{\circ} 16' 36''$ and an arc distance of 52.65 to a line tangent with said curve;

THENCE North $32^{\circ} 06' 36''$ East a distance of 37.73 feet;

THENCE North $57^{\circ} 53' 24''$ West a distance of 197.25 feet;

THENCE North $90^{\circ} 00' 00''$ West a distance of 51.95 feet;

THENCE North $0^{\circ} 00' 00''$ East a distance of 77.04 feet;

THENCE North $78^{\circ} 16' 31''$ East a distance of 107.15 feet;

THENCE North $11^{\circ} 41' 35''$ West a distance of 353.18 feet;



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06/28/2002 08:00A
5 of 14

LL-076-01Z

THENCE North 78° 16' 55" East a distance of 62.64 feet;

THENCE North 03° 57' 49" East a distance of 94.73 feet to the Southerly Right-Of-Way line of Central Avenue as it exist.

The side lines of said 28.00 feet wide easement to be extended or shortened to meet at angle points and to begin at the Southerly Line of said Martin and Ormand Tract and to terminate at said Southerly Right-Of-Way Line of Central Avenue as it exist.

EXCEPTING therefrom the following described parcel of land conveyed to the City of Riverside, State of California described as follows:

That portion of Lot 6 of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California, described as follows:

BEGINNING at the Northeasterly corner of that certain parcel of land conveyed to the City of Riverside, and designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county;

THENCE South 74° 27' 27" West along the Southeasterly line of said Parcel 7, a distance of 14.47 feet to the Northeast corner of that certain parcel of land conveyed to William O. Doles and Maxine M. Doles, Trustees under Declaration of Trust dated February 6, 1987, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northeast corner being the beginning of a non-tangent curve concaved to the North and having a radius of 1455.00 feet and a radial bearing of South 09° 12' 20" West. Said curve being concentric and a radial distance Southerly of 55.00 feet to the centerline of Central Avenue as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, Records of said county;

THENCE Easterly and concentric to said centerline along said curve through a central angle of 7° 39' 16" and an arc distance of 194.38 feet to the Easterly line of Lot 6 of said Martin and Ormand Tract;

THENCE North 00° 15' 29" East along said Easterly line of Lot 6 of said Martin and Ormand Tract a distance of 6.00 feet to the Southerly Right-Of-Way line of Central Avenue, 98.00 feet wide, as shown on said Record of Survey Map;

THENCE Westerly along said Southerly Right-Of-Way line of a non-tangent curve concaved to the North and having a radial bearing of South 01° 33' 24" West, and a radius of 1449.00 feet, through a central angle of 07° 07' 45" and an arc distance of 180.30 feet to the **POINT OF BEGINNING**.



The property described within this Legal Description consists of 1124.15 square feet (.03 acres).

Also **EXCEPTING** therefrom the following described parcel of land conveyed to the City of Riverside, State of California described as follows:

That portion of Lot 6 of the Martin and Ormand Tract, in the City of Riverside, County of Riverside, State of California as shown by Tract Map recorded in Book 6, Page 84 of Maps, Records of the County of Riverside, State of California, described as follows:

BEGINNING at the Northeasterly corner of that certain parcel of land conveyed to the City of Riverside, and designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county;

THENCE South 74° 27' 27" West along the Southeasterly line of said Parcel 7, a distance of 14.47 feet to the Northeast corner of that certain parcel of land conveyed to William O. Doles and Maxine M. Doles, Trustees under Declaration of Trust dated February 6, 1987, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northeast corner being the beginning of a non-tangent curve concaved to the North and having a radius of 1455.00 feet and a radial bearing of South 09° 12' 20" West. Said curve being concentric and a radial distance Southerly of 55.00 feet to the centerline of Central Avenue as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, Records of said county;

THENCE Westerly and concentric to said centerline along said curve through a central angle of 05° 47' 59" and an arc distance of 147.28 feet to the beginning of a reverse curve, concaved to the South and having a radius of 1045.00 feet and a radial bearing of North 15° 00' 19" East, said reverse curve being concentric and a radial distance of 55.00 feet Southerly to the centerline of said Central Avenue;

THENCE Westerly and concentric to said centerline along said curve through a central angle of 02° 56' 10" and an arc distance of 53.55 feet to the Northwesterly corner of said parcel of land conveyed to William O. Doles and Maxine M. Doles, by Quitclaim Deed recorded December 31, 1992 as Instrument No. 499577 Official Records, of said county. Said Northwest corner also being on the Southwest line of that certain parcel of land conveyed to the City of Riverside designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county, said corner being the **TRUE POINT OF BEGINNING** of this Legal Description;

THENCE continuing the aforementioned curve through a central angle of 00°41'53" and an arc distance of 12.73 feet to the Southeasterly line of the Gage Canal as shown on Record of Survey Map, recorded in Book 52, pages 4 through 8 of Records of Survey, records of said county;



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THENCE North 61° 01' 00" East along the Southeasterly line of said Gage Canal a distance of 6.75 feet to the Northwest corner of that certain parcel of land conveyed to the City of Riverside and designated as Parcel 7 of Judgment in Eminent Domain recorded June 9, 1965 as Instrument No. 66796 Official Records, of said county;

THENCE South 48° 14' 04" East along the Southwesterly line of said Parcel 7, a distance of 8.80 feet to the **TRUE POINT OF BEGINNING**.

The property described within this Legal Description consists of 27.88 square feet.

Basis of Bearings

The Basis of Bearings of this Legal Description are based on the centerline of Chicago Avenue as North 18° 11' 40" West as shown on Record of Survey Map recorded in Book 52, Pages 4 through 8 of Records of Survey, Records of said county.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THAT ATTACHMENT MADE A PART THEREOF.

DESCRIPTION APPROVAL

4202

[Signature]
SURVEYOR, CITY OF RIVERSIDE

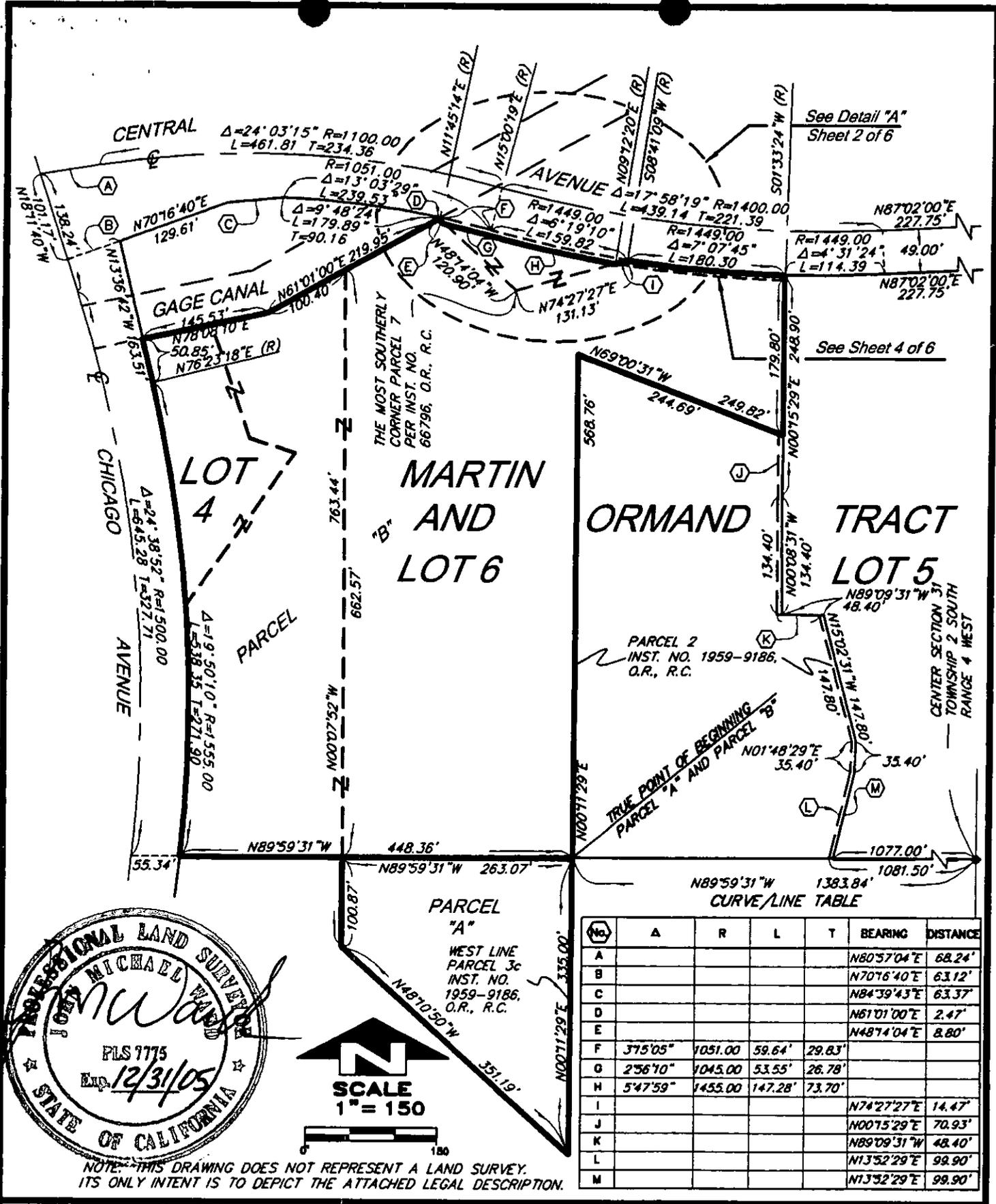


J. M. Ward, P.L.S. 7775



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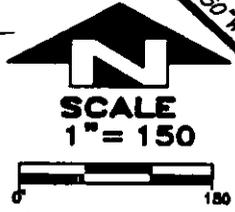


See Detail "A"
Sheet 2 of 6

See Sheet 4 of 6

CURVE/LINE TABLE

| Station | A | R | L | T | BEARING | DISTANCE |
|---------|----------|---------|---------|--------|-------------|----------|
| A | | | | | N80°57'04"E | 68.24' |
| B | | | | | N70°16'40"E | 63.12' |
| C | | | | | N84°39'43"E | 63.37' |
| D | | | | | N61°01'00"E | 2.47' |
| E | | | | | N48°14'04"E | 8.80' |
| F | 375°05" | 1051.00 | 59.64' | 29.83' | | |
| G | 2°56'10" | 1045.00 | 53.55' | 26.78' | | |
| H | 5°47'59" | 1455.00 | 147.28' | 73.70' | | |
| I | | | | | N74°27'27"E | 14.47' |
| J | | | | | N00°15'29"E | 70.93' |
| K | | | | | N89°09'31"W | 48.40' |
| L | | | | | N13°52'29"E | 99.90' |
| M | | | | | N13°52'29"E | 99.90' |



NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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 Consulting Engineers and Planners
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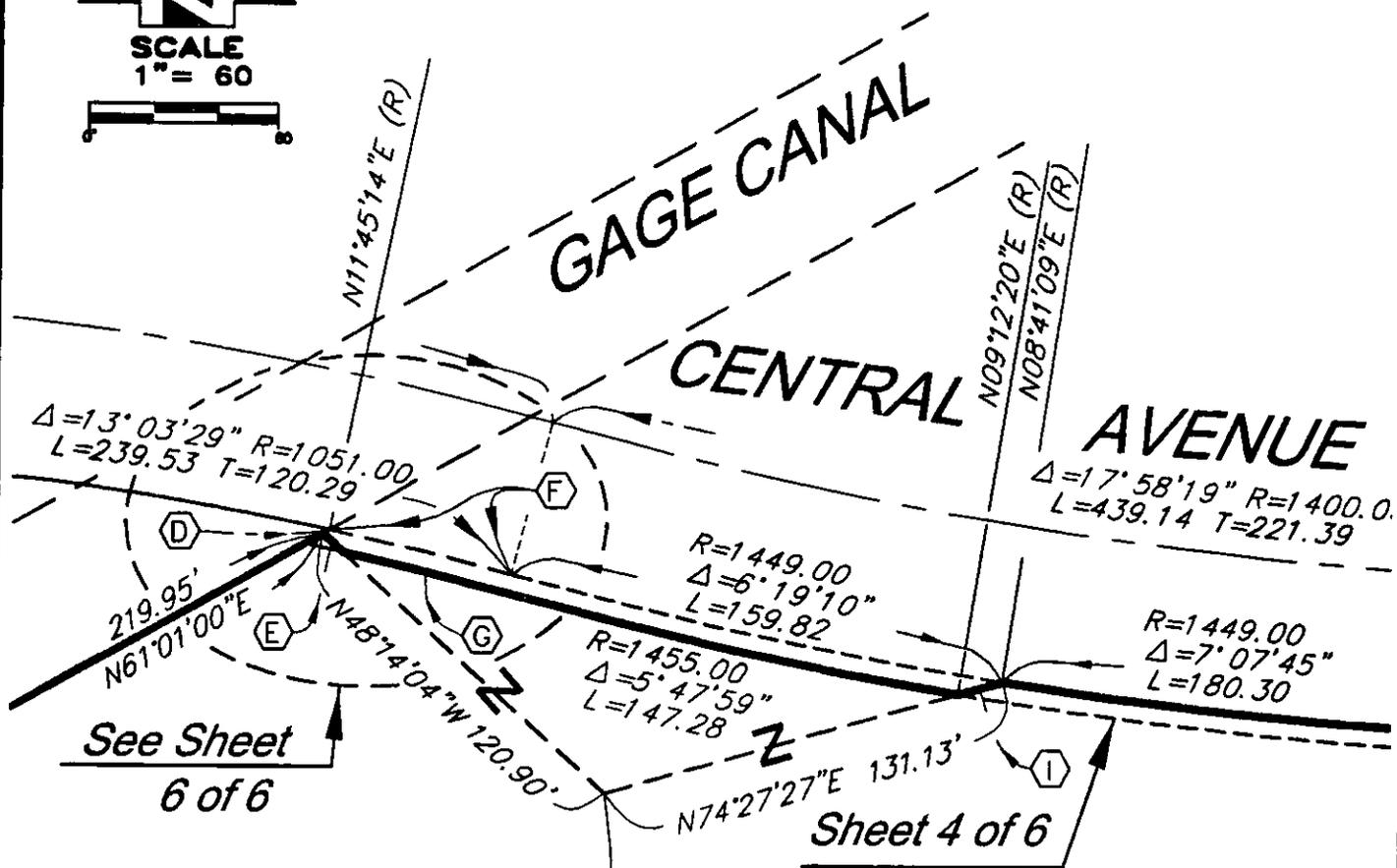
Exhibit "B"
Lot Line Adjustment
 City of Riverside, County of Riverside

Job No.
01-3584
 Sheet 1
 Of 6



LL-DZ6-01Z

DETAIL "A"



THE MOST SOUTHERLY
CORNER PARCEL 7
PER INST. NO.
66767, O.R., R.C.

CURVE/LINE TABLE

| No. | Δ | R | L | T | BEARING | DISTANCE |
|-----|----------|---------|---------|--------|-------------|----------|
| A | | | | | N80°57'04"E | 68.24' |
| B | | | | | N70°16'40"E | 63.12' |
| C | | | | | N84°39'43"E | 63.37' |
| D | | | | | N61°01'00"E | 2.47' |
| E | | | | | N48°14'04"E | 8.80' |
| F | 375°05" | 1051.00 | 59.64' | 29.83' | | |
| G | 256°10" | 1045.00 | 53.55' | 26.78' | | |
| H | 5°47'59" | 1455.00 | 147.28' | 73.70' | | |
| I | | | | | N74°27'27"E | 14.47' |
| J | | | | | N00°15'29"E | 70.93' |
| K | | | | | N89°09'31"W | 48.40' |
| L | | | | | N13°52'29"E | 99.90' |
| M | | | | | N13°52'29"E | 99.90' |



NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY.
ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

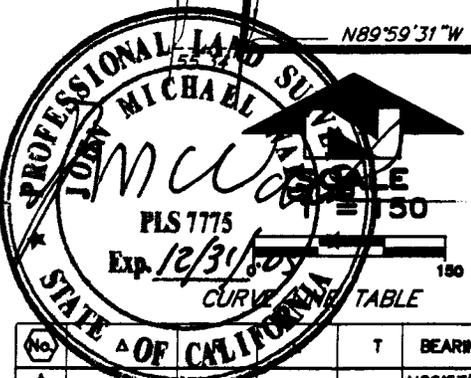
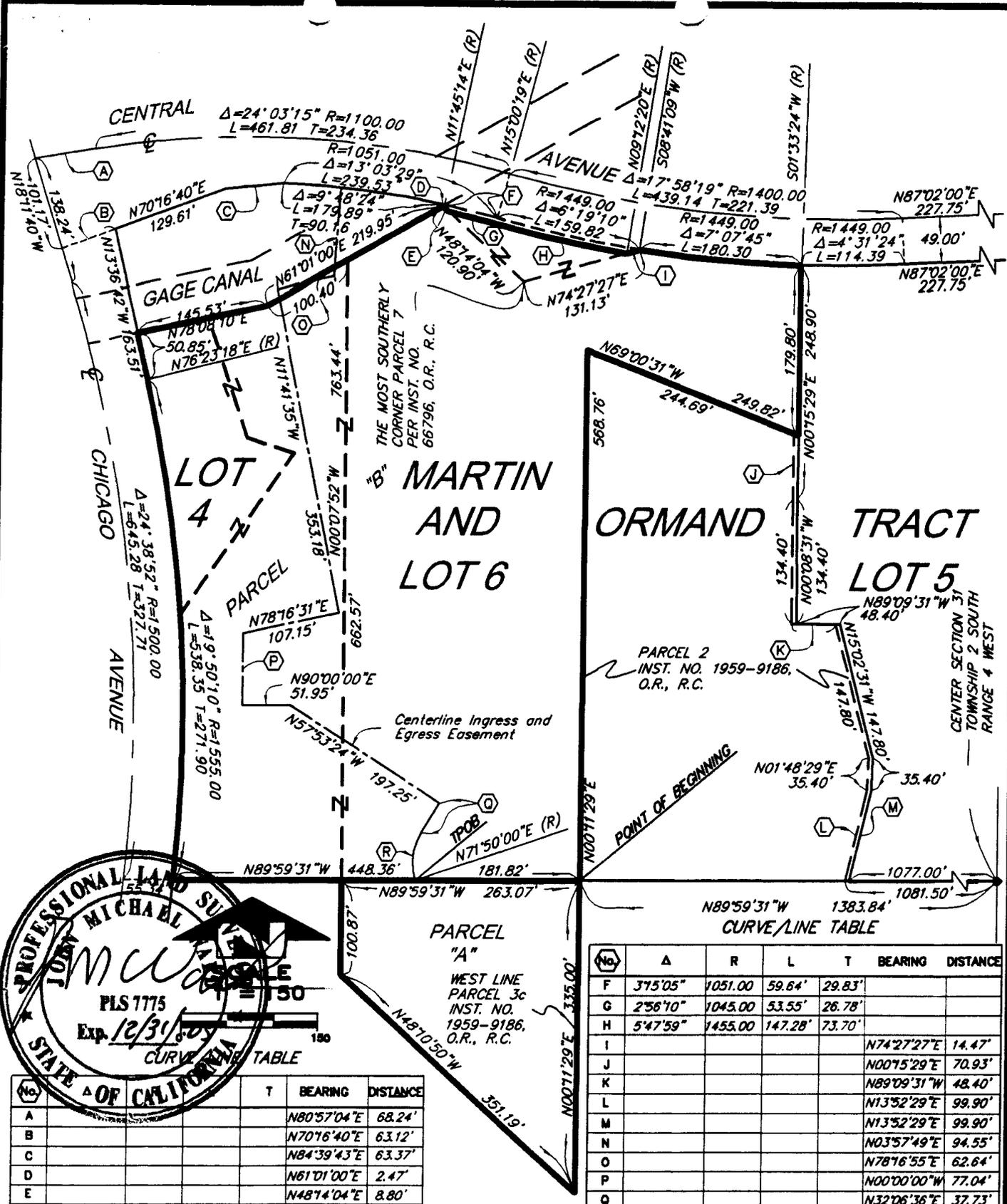
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Exhibit "B"
Lot Line Adjustment
City of Riverside, County of Riverside

Job No.
01-3584
Sheet 2
Of 6



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| Station | Δ | T | BEARING | DISTANCE |
|---------|---|---|-------------|----------|
| A | | | N80°57'04"E | 68.24' |
| B | | | N70°16'40"E | 63.12' |
| C | | | N84°39'43"E | 63.37' |
| D | | | N61°01'00"E | 2.47' |
| E | | | N48°14'04"E | 8.80' |

PARCEL "A"
WEST LINE
PARCEL 3c
INST. NO.
1959-9186,
O.R., R.C.

| Station | Δ | R | L | T | BEARING | DISTANCE |
|---------|-----------|---------|---------|--------|-------------|----------|
| F | 375°05" | 1051.00 | 59.84' | 29.83' | | |
| G | 2°56'10" | 1045.00 | 53.55' | 26.78' | | |
| H | 5°47'59" | 1455.00 | 147.28' | 73.70' | | |
| I | | | | | N74°27'27"E | 14.47' |
| J | | | | | N00°15'29"E | 70.93' |
| K | | | | | N89°09'31"W | 48.40' |
| L | | | | | N13°52'29"E | 99.90' |
| M | | | | | N13°52'29"E | 99.90' |
| N | | | | | N03°57'49"E | 94.55' |
| O | | | | | N78°16'55"E | 62.64' |
| P | | | | | N00°00'00"W | 77.04' |
| Q | | | | | N32°06'36"E | 37.73' |
| R | 50°16'36" | 60.00 | 52.65' | 28.16' | | |

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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Exhibit "B"
Ingress and Egress
 City of Riverside, County of Riverside

Job No.
01-3584

Sheet 3
Of 6

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S01°33'04"W (R)
S01°33'24"W (R)

Lot 5
179.80'
N00°15'29"E 248.90'
Lot 6

AVENUE

MARTIN AND ORMAND TRACT
GAGE CANNAL
CENTRAL

Point of Beginning
Legal Description

MARTIN AND ORMAND TRACT
M.B. 6 Page 84



N08°41'09"E (R)
N09°12'20"E (R)

$\Delta=17^{\circ}58'19''$ R=1400.00
L=439.14 T=221.39

R=1449.00
 $\Delta=7^{\circ}07'45''$
L=180.30

R=1455.00
 $\Delta=7^{\circ}39'16''$ R=1455.00
L=194.38 T=97.34

R=1449.00
 $\Delta=6^{\circ}19'10''$
L=159.82

R=1455.00
 $\Delta=5^{\circ}47'59''$
L=147.28

N74°27'27"E 131.13'

N11°45'14"E (R)

$\Delta=13^{\circ}03'29''$
R=1051.00 T=120.29
L=239.53

N48°14'04"W 120.90'

THE MOST SOUTHERLY
CORNER PARCEL 7
PER INST. NO.
66767, O.R., R.C.

CURVE/LINE TABLE

| Point | Δ | R | L | T | BEARING | DISTANCE |
|-------|----------|---------|--------|--------|-------------|----------|
| A | | | | | N61°01'00"E | 2.47' |
| B | | | | | N48°14'04"E | 8.80' |
| C | 37°5'05" | 1051.00 | 59.64' | 29.83' | | |
| D | 2°56'10" | 1045.00 | 53.55' | 26.78' | | |
| E | | | | | N74°27'27"E | 14.47' |
| F | | | | | N00°15'29"E | 6.00' |

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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Exhibit "B"
Grant Deed - Roadway Purposes
City of Riverside, County of Riverside

Job No.
01-3584
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Of 6



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S01°33'04"W (R)
S01°33'24"W (R)

Lot 5
179.80'
N00°15'29"E 248.90'
Lot 6

AVENUE

$\Delta=17^{\circ}58'19''$ R=1400.00
L=439.14 T=221.39

R=1449.00
 $\Delta=7^{\circ}07'45''$
L=180.30

$\Delta=7^{\circ}39'16''$ R=1455.00
L=194.38 T=97.34

Point of Beginning
Legal Description

N08°41'09"E (R)

N09°12'20"E (R)

MARTIN AND ORMAND TRACT
M.B. 6 Page 84



N11°45'14"E (R)

R=1449.00
 $\Delta=6^{\circ}19'10''$
L=159.82

R=1455.00
 $\Delta=5^{\circ}47'59''$
L=147.28

N74°27'27"E
131.13'

$\Delta=13^{\circ}03'29''$
R=1051.00 T=120.29
L=239.53

N48°14'04"W 120.90'

THE MOST SOUTHERLY
CORNER PARCEL 7
PER INST. NO.
66767, O.R., R.C.

See Sheet 6 of 6
Detail "A"

CURVE/LINE TABLE

| Station | Δ | R | L | T | BEARING | DISTANCE |
|---------|----------|---------|--------|--------|-------------|----------|
| A | | | | | N61°01'00"E | 2.47' |
| B | | | | | N48°14'04"E | 8.80' |
| C | 375°05" | 1051.00 | 59.64' | 29.83' | | |
| D | 2°56'10" | 1045.00 | 53.55' | 26.78' | | |
| E | | | | | N74°27'27"E | 14.47' |
| F | | | | | N00°15'29"E | 6.00' |

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. ITS ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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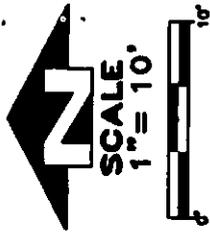
Exhibit "B"
Grant Deed - Roadway Purposes
City of Riverside, County of Riverside

Job No.
01-3584
Sheet 5
Of 6



2002-338568
06/20/2002 08:00A
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CENTRAL AVENUE

Lot 6

N48°14'04"W

TPOB

MARTIN AND ORMAND TRACT
M.B. 6 Page 84

GAGE CANAL
N61°01'00"E



Detail "A"

Scale: 1" = 10'

CURVE/LINE TABLE

| No. | Δ | R | L | T | BEARING | DISTANCE |
|-----|----------|---------|--------|------|-------------|----------|
| G | | | | | N48°14'04"W | 8.80' |
| H | 0°41'53" | 1045.00 | 12.73' | 6.37 | | |
| I | | | | | N61°01'00"E | 6.75' |

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Exhibit "B"

Grant Deed - Roadway Purposes
City of Riverside, County of Riverside

| | |
|---------|---------|
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| Sheet | 6 |
| Of | 6 |