

Recording requested by:
City of Riverside Planning Department

When recorded mail to:
SURVEYOR, CITY OR RIVERSIDE
PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2000-205095

05/31/2000 08:00A Fee:NC

Page 1 of 16

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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DOCUMENTARY TRANSFER TAX = \$0.00

FOR RECORDER'S OFFICE USE ONLY

Project: Lowe's Home Center
APN 145-260-002, -005, -006, -007
145-272-010, -011, -012

CO-014-990



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): County of Riverside

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By Robert C. Mease 5/25/00
PRINCIPAL PLANNER Date

GENERAL ACKNOWLEDGEMENT

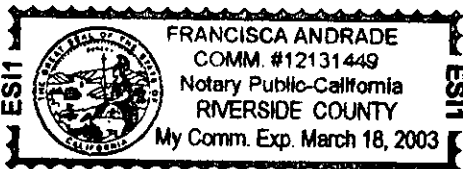
State of California
County of Riverside } ss

On May 25, 2000, before me Francisca Andrade
(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.

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:



EXHIBIT A

Those certain parcels of land located in the City of Riverside, County of Riverside, State of California and described as separate parcels by a LOT LINE ADJUSTMENT issued by the County of Riverside in a document recorded January 27, 2000 as Instrument Number 030541 and attached hereto for reference. Said parcels comprising Parcels 1 through 6 inclusive.

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.



DOC # 2000-030541

Conformed Copy 01/27/2000

Gary L Orso
Assessor-County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

*Deliver to Clerk
of the Board*

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Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

BTC-SCSD 001a (Rev 8/97)



CO-014-990

Recorded at request of and return to:
Economic Development Agency
3525 Fourteenth Street
Riverside, California 92504

For Recording, deliver to:
CLERK OF BOARD OF SUPERVISORS

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

Assessor Parcel Numbers: 145-260-002, 005, 006, 007; 145-272-010, 011, 012
Project: Notice of lot line adjustment for old hospital property and adjacent County land

NOTICE OF LOT LINE ADJUSTMENT

LEGAL DESCRIPTION OF ADJUSTED PARCELS

See Exhibit "A" attached hereto
and made a part hereof

Survey Department Approval

Record owner: County of Riverside

THIS DOCUMENT REVIEWED
01-26-00 BY RIVERSIDE
COUNTY SURVEYOR.

BY *[Signature]*

Dated: January 27, 2000

COUNTY OF RIVERSIDE,
a political subdivision

By *[Signature]*
Vice Chairman
Board of Supervisors

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On January 27, 2000, before me, the undersigned, as Clerk of the Board of Supervisors of
the County of Riverside, State of California, personally appeared James A. Venable
personally known to me to be the person who executed this instrument as the ^{vice}Chairman of the Board of
Supervisors of said County, and acknowledged to me that the County of Riverside executed it.

GERALD A. MALONEY
Clerk of the Board of Supervisors

By *[Signature]*
Deputy

[Seal]

12/14/99 320



2000-205895
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CO-014-990

EXHIBIT 'A'

Legal Description

PARCEL 1

That portion of Lot 6 of the Amended Map of F.M. Dunbars Subdivision, situated in the City of Riverside, County of Riverside, State of California, as shown on a map filed in Book 5 Page 185 of Maps, records of said County, described as follows:

Beginning at the intersection of the northerly line of said Lot 6 with the northerly prolongation of the westerly line of the easement described in the document recorded September 11, 1978, as Instrument No. 191384 of Official Records of said County; thence, along said northerly line, North 89°03'24" West 566.89 feet to the westerly line of said Lot 6; thence South, along said westerly line, South 1°15'39" West 1154.11 feet to the southerly line of said Lot 6; thence, along said southerly line, North 75°12'50" East 845.11 feet to the westerly line of said Instrument No. 191384 of said Official Records; thence along said westerly line the following courses: North 27°54'50" West 362.02 feet to a tangent curve concave northeasterly having a radius of 527.00 feet, northerly 265.40 feet along said curve through a central angle of 28°51'15" and tangent from said curve North 0°56'25" East 353.60 feet to the Point of Beginning.

PARCEL 2

Those portions of Lots 1 and 6 of the Amended Map of F.M. Dunbars Subdivision, situated in the City of Riverside, County of Riverside, State of California, as shown on a map filed in Book 5 Page 185 of Maps, records of said County, of Harrison Street, vacated by Board of Supervisors, of said County, Resolution recorded February 17, 1925, in Book 628 Page 265 of Deeds and by Resolution of the Common Council of said City of Riverside, recorded October 30, 1956 as Instrument No. 74566 of Official Records of said County, and of Lot 39 of Village of Arlington, situated in said City, as shown on a map filed in Book 1 Page 62, of Maps, records of San Bernardino County, State of California, described as follows:

Beginning at the intersection of the northerly line of said Lot 6 with the northerly prolongation of the westerly line of the easement described in the document recorded September 11, 1978, as Instrument No. 191384 of Official Records of said Riverside County; thence, along said prolongation and said westerly line the following courses:

South 0°56'25" West 353.60 feet to a tangent curve concave easterly having a radius of 527.00 feet, southerly 265.40 feet along said curve through a central angle of 28°51'15" and tangent from said curve South 27°54'50" East 362.02 feet to the southerly line of said Lot 6; thence along said line North 75°12'50" East 1.46 feet to the southwesterly boundary of said Lot 1; thence, along said boundary South 27°51'13" West 12.64 feet to the southerly line of the easement described in the document recorded September 11, 1978, as Instrument No. 191384 of said Official Records; thence, along said easement, North 62°05'10" East 50.57 feet and North 27°54'26" West 211.56 feet; thence North 56°23'51" East 715.91 feet to a point in a non-tangent curve concave northeasterly having a radius of 544.00 feet, a radial line to said point bears South 61°08'41" West; said curve being in the boundary of Parcel 1 of Grant Deed recorded February 1, 1991 as Instrument No. 38278 of said Official Records; thence, along said boundary, northerly 238.35 feet along said curve through a central angle of 25°06'13", non-tangent from said curve North 37°41'22" West 18.14 feet and North 0°56'23" East 80.00 feet to said northerly line; thence, along said line, North 89°03'24" West 698.12 feet to the Point of Beginning.

PARCEL 3

Those portions of Lots 1 and 6 of the Amended Map of F.M. Dunbars Subdivision, situated in the City of Riverside, County of Riverside, State of California, as shown on a map filed in Book 5 Page 185 of Maps, records of said County, of Harrison Street, vacated by Board of Supervisors, of said County, Resolution recorded

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Rev. 1/19/00



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EXHIBIT 'A'

Legal Description

February 17, 1925, in Book 628 Page 265 of Deeds and by Resolution of the Common Council of said City of Riverside, recorded October 30, 1956 as Instrument No. 74566 of Official Records of said County, and of Lots 39 and 40 of Village of Arlington, situated in said City, as shown on a map filed in Book 1 Page 62, of Maps records of San Bernardino County, State of California, described as follows:

Beginning on the southwesterly boundary of Parcel 1, of Grant Deed recorded February 1, 1991 as Instrument No. 38278 of said Official Records, North 33°35'57" West 104.53 feet, along said boundary from the most southerly corner thereof; thence South 56°25'14" West 321.48 feet; thence South 33°34'46" East 72.00 feet; thence South 56°25'16" West 327.19 feet to a line parallel with and 27.14 feet northeasterly of a line which bears North 33°31'36" West 491.96 feet from a point in the northeasterly prolongation of the southeasterly boundary of said Lot 1, said point being North 56°21'55" East 193.26 feet along said boundary and said prolongation from the southerly corner of said Lot; thence, along said parallel line South 33°34'36" East 173.17 feet to said prolongation; thence, along said prolongation South 56°21'55" West 27.14 feet to said herein above described line; thence, along said line, North 33°34'36" West 491.96 feet; thence South 56°25'14" West 143.93 feet to the southwesterly boundary of said Lot 1; thence, along said boundary, North 27°51'13" West 221.68 feet to the southerly line of the easement described in the document recorded September 11, 1978, as Instrument No. 191381 of said Official Records; thence, along said easement North 62°05'10" East 50.57 feet and North 27°54'26" West 211.56 feet; thence North 56°23'51" East 715.91 feet to a point on a non-tangent curve concave northeasterly having a radius of 544.00 feet, a radial line to said point bears South 61°08'41" West, said curve being in the boundary of Parcel 1 of Grant Deed recorded February 1, 1991 as Instrument No. 38278 of said Official Records; thence, along said boundary the following courses: southerly 58.04 feet along said curve through a central angle of 6°06'48", tangent from said curve South 34°58'07" East 499.83 feet and South 33°35'57" East 115.48 feet to the Point of Beginning.

PARCEL 4

Those portions of Lot 39 and 40 of Village of Arlington, situated in the City of Riverside, County of Riverside, State of California, as shown on a map filed in Book 1 Page 62, of Maps records of San Bernardino County, State of California, described as follows:

Beginning on the southwesterly boundary of Parcel 1, of Grant Deed recorded February 1, 1991 as Instrument No. 38278 of Official Records of said County, North 33°35'57" West 104.53 feet, along said boundary from the most southerly corner thereof; thence South 56°25'14" West 321.48 feet; thence South 33°34'46" East 72.00 feet; thence South 56°25'16" West 32.50 feet; thence South 33°34'46" East 172.88 feet to the southeasterly line of said Lot 40; thence, along said line and along the southeasterly line of said Lot 39 North 56°21'55" East 335.68 feet to a point in a non-tangent curve concave westerly having a radius of 35.00 feet, a radial line to said point bears South 67°41'40" East, said point being the beginning of a curve in the boundary of a deed recorded September 14, 1973, as Instrument No. 121488 of said Official Records; thence, along said boundary the following courses: northerly 34.15 feet along said curve through a central angle of 55°54'17", tangent from said curve North 33°35'57" West 111.04 feet and North 56°24'03" East 3.00 feet to said southwesterly boundary of said Parcel 1; thence, along said boundary, North 33°35'57" West 104.53 feet to the Point of Beginning.

PARCEL 5

Those portions of Lot 1 of the Amended Map of F.M. Dunbars Subdivision, situated in the City of Riverside, County of Riverside, State of California, as shown on a map filed in Book 5 Page 185 of Maps, records of said County, of Harrison Street, vacated by Board of Supervisors, of said County, Resolution recorded February 17, 1925, in Book 628 Page 265 of Deeds and by Resolution of the Common Council of said City of Riverside, recorded October 30, 1956 as Instrument No. 74566 of Official Records of said County, and of Lot 40 of Village

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1/10/2000
Rev. 1/19/00



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CO-014-990

EXHIBIT 'A' Legal Description

of Arlington, situated in said City, as shown on a map filed in Book 1 Page 62, of Maps records of San Bernardino County, State of California, described as follows:

Commencing at the most southerly corner of Parcel 1, of Grant Deed recorded February 1, 1991 as Instrument No. 38278 of said Official Records; thence, along the southwesterly line of said Parcel 1, North 33°35'57" West 104.53 feet; thence South 56°25'14" West 321.48 feet; thence South 33°34'46" East 72.00 feet; thence South 56°25'16" West 32.50 feet to the True Point of Beginning; thence South 56°25'16" West 294.69 feet to a line parallel with and 27.14 feet northeasterly of a line which bears North 33°34'36" West 491.96 feet from a point in the northeasterly prolongation of the southeasterly boundary of said Lot 1, said point being North 56°21'55" East 193.26 feet along said boundary and said prolongation from the southerly corner of said Lot; thence, along said parallel line, South 33°34'36" East 173.17 feet to feet to said prolongation; thence, along said prolongation and the southeasterly line of said Lot 10, North 56°21'55" East 294.70 feet to a line which bears South 33°34'46" East from the true point of beginning; thence, along said line, North 33°34'46" West 172.88 feet to the True Point of Beginning.

PARCEL 6

Those portions of Lot 1 of the Amended Map of F.M. Dunbars Subdivision, situated in the City of Riverside, County of Riverside, State of California, as shown on a map filed in Book 5 Page 185 of Maps, records of said County, of Harrison Street, vacated by Board of Supervisors, of said County, Resolution recorded February 17, 1925, in Book 628 Page 265 of Deeds and by Resolution of the Common Council of said City of Riverside, recorded October 30, 1956 as Instrument No. 74566 of Official Records of said County, and of Lots 10 and 11 of Magnolia Boulevard Acres, situated in said City, as shown on a map filed in Book 13, Page 72 of said Maps, described as follows:

Beginning at the southerly corner of said Lot 10 thence; along the southeasterly boundary of said Lot 10, North, 56°21'55" East 64.93 feet to the southerly corner of said Lot 1; thence, along the southeasterly boundary of said Lot 1, North 56°21'55" East 193.26 feet; thence North 33°34'36" West 491.96 feet; thence South 56°25'14" West 143.93 feet to the southwesterly boundary of said Lot 1; thence, along said boundary, South 27°51'13" East 17.12 feet to the most Northerly corner of said Lot 11; thence, along the Northwesterly line of said Lot 11, South 56°24'07" West 112.87 feet to the northwesterly prolongation of the southwesterly line of said Lot 10; thence, along said prolongation and said line South 33°36'47" East 475.13 feet to the Point of Beginning.

Rory S. Williams
Rory S. Williams, L.S. 6654
My License Expires 12/31/03



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1/10/2000
Rev. 1/10/00



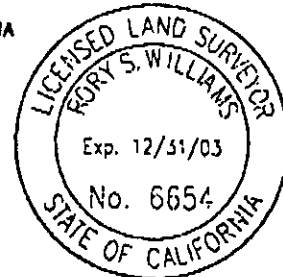
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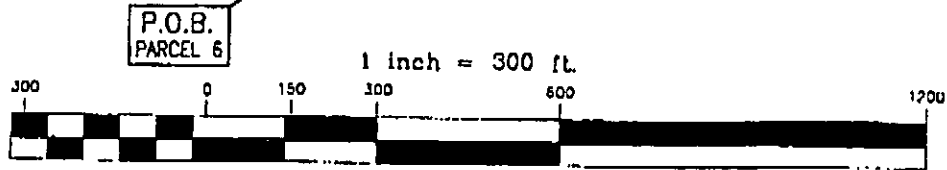
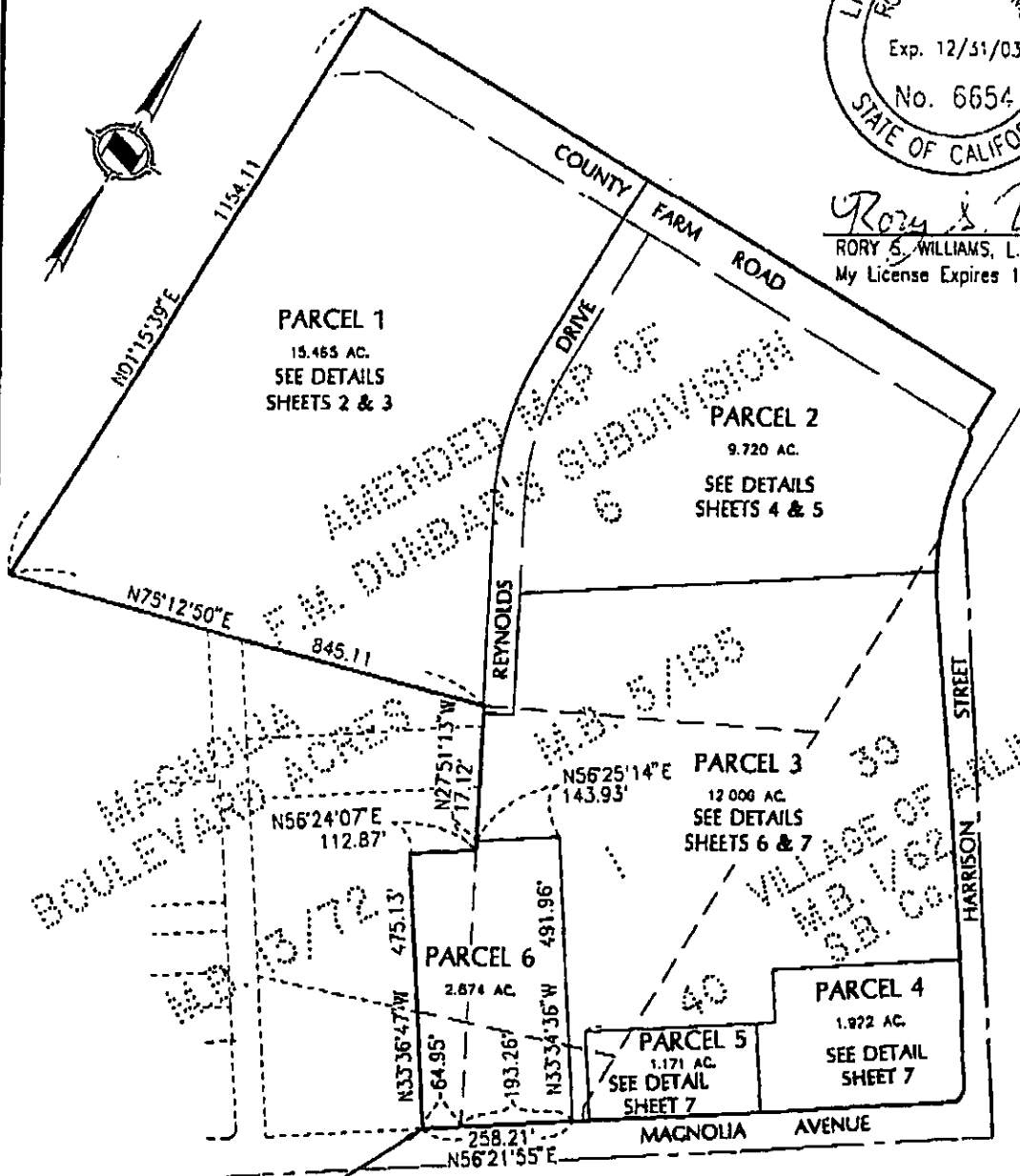
LOT LINE ADJUSTMENT

IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(MAP)



Rory S. Williams
RORY S. WILLIAMS, L.S. 6654
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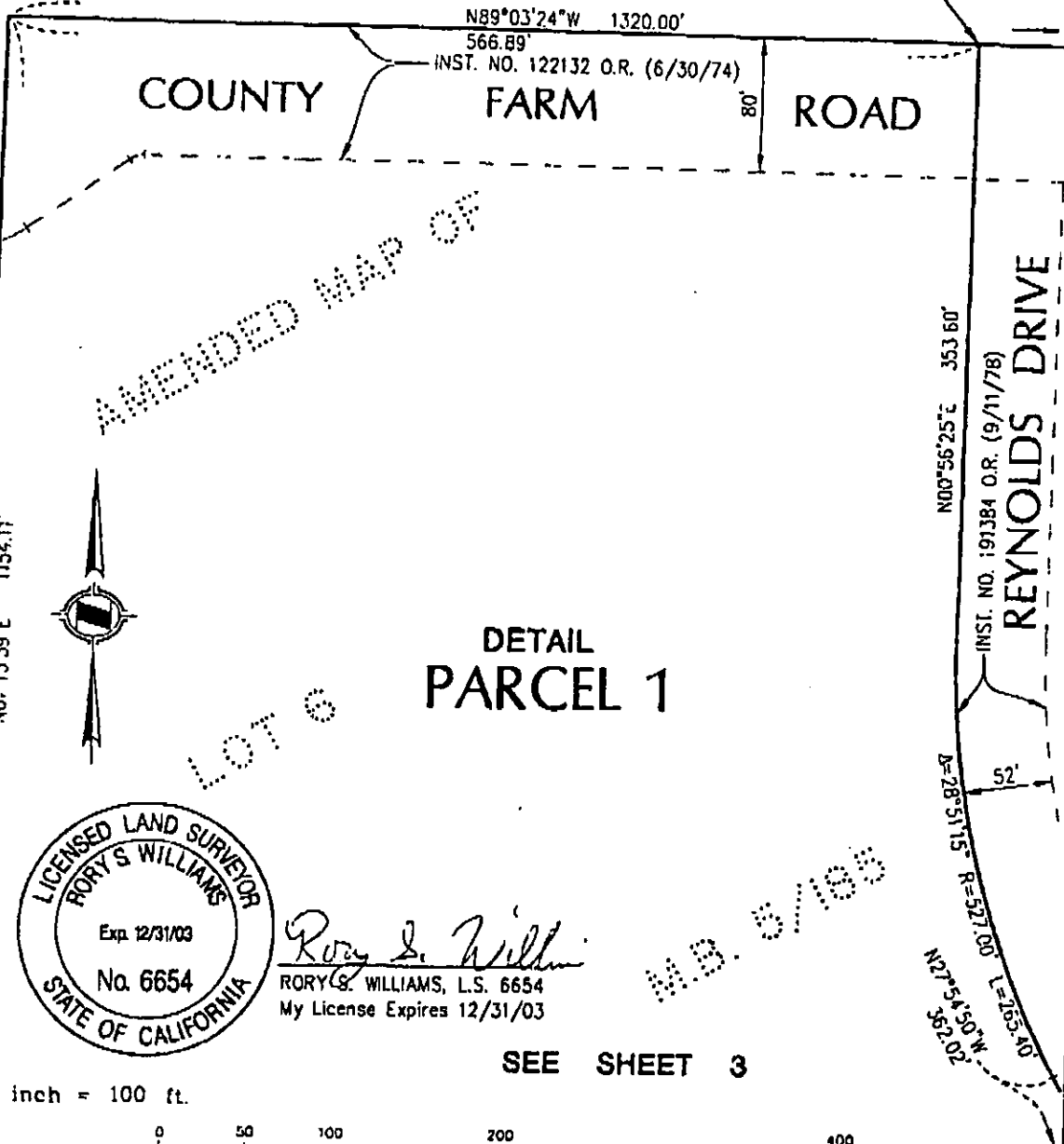
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 DWG By: V. Edge
 CK'd By: R. Williams
 REVISED: 1-24-00
 W.O. 2428-1
 SHEET 1 OF 7



CO 014-990

LOT LINE ADJUSTMENT
IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
(DETAIL SHEET)

P.O.B.
PARCEL 1



AMENDED MAP OF

DETAIL
PARCEL 1

LOT 6



Rory S. Williams
 RORY S. WILLIAMS, L.S. 6654
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M.B. 3/1/03

SEE SHEET 3

1 inch = 100 ft.



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DATE: 1-8-00

DWG By: V. Edge

CK'd By: R. Williams

REVISED: 1-24-00

W.O. 2428-1

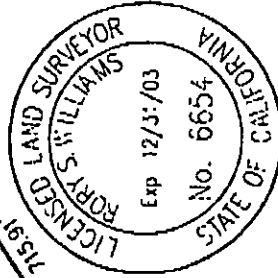
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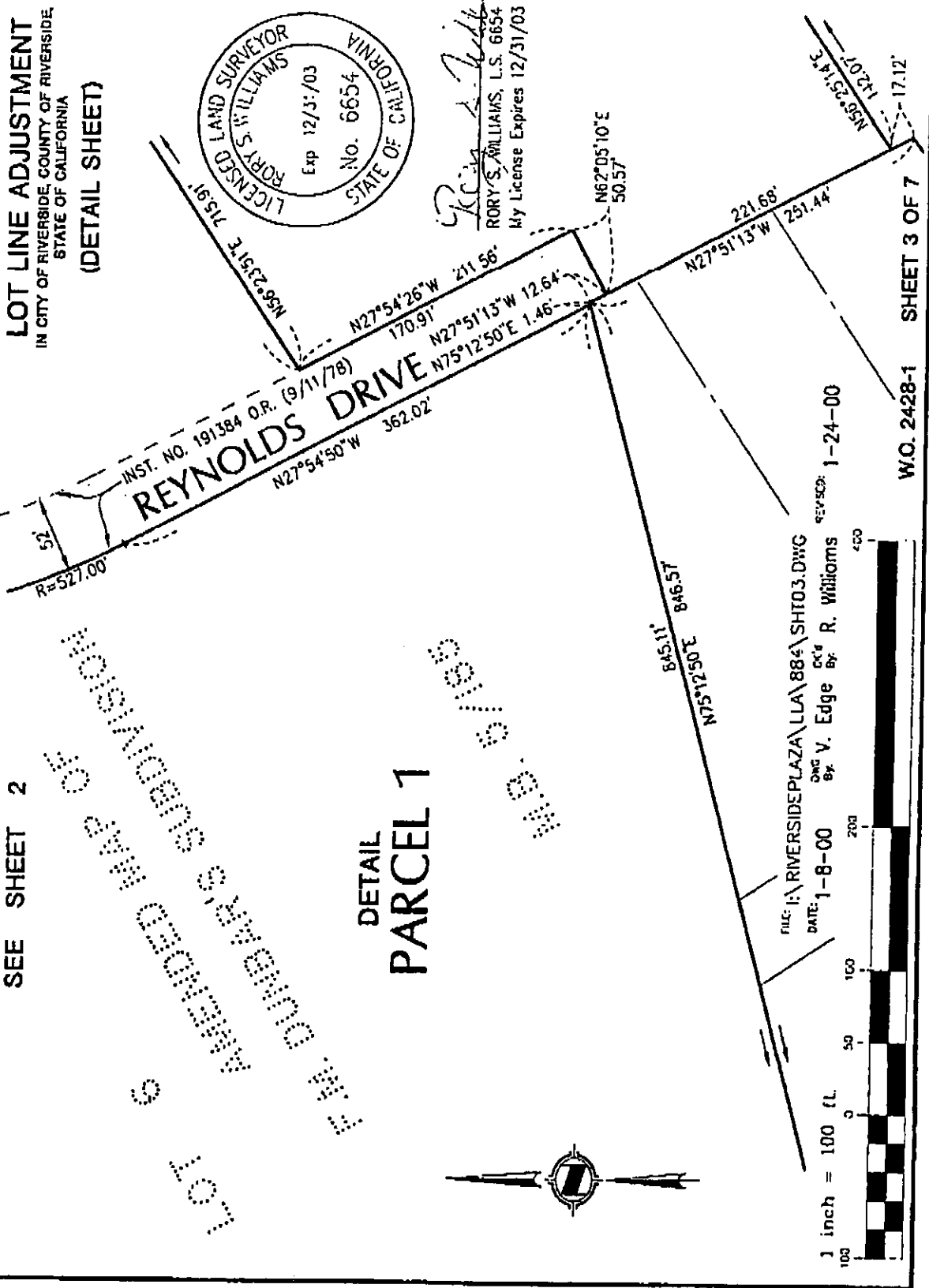
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LOT LINE ADJUSTMENT
IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
(DETAIL SHEET)



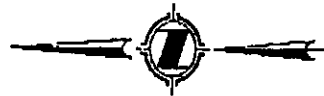
Rory S. Williams
RORY S. WILLIAMS, L.S. 6654
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SEE SHEET 2

SEE SHEET 2
APPROVED MAP OF RIVERSIDE COUNTY
RECORDED IN BOOK 10100 PAGE 10

DETAIL
PARCEL 1



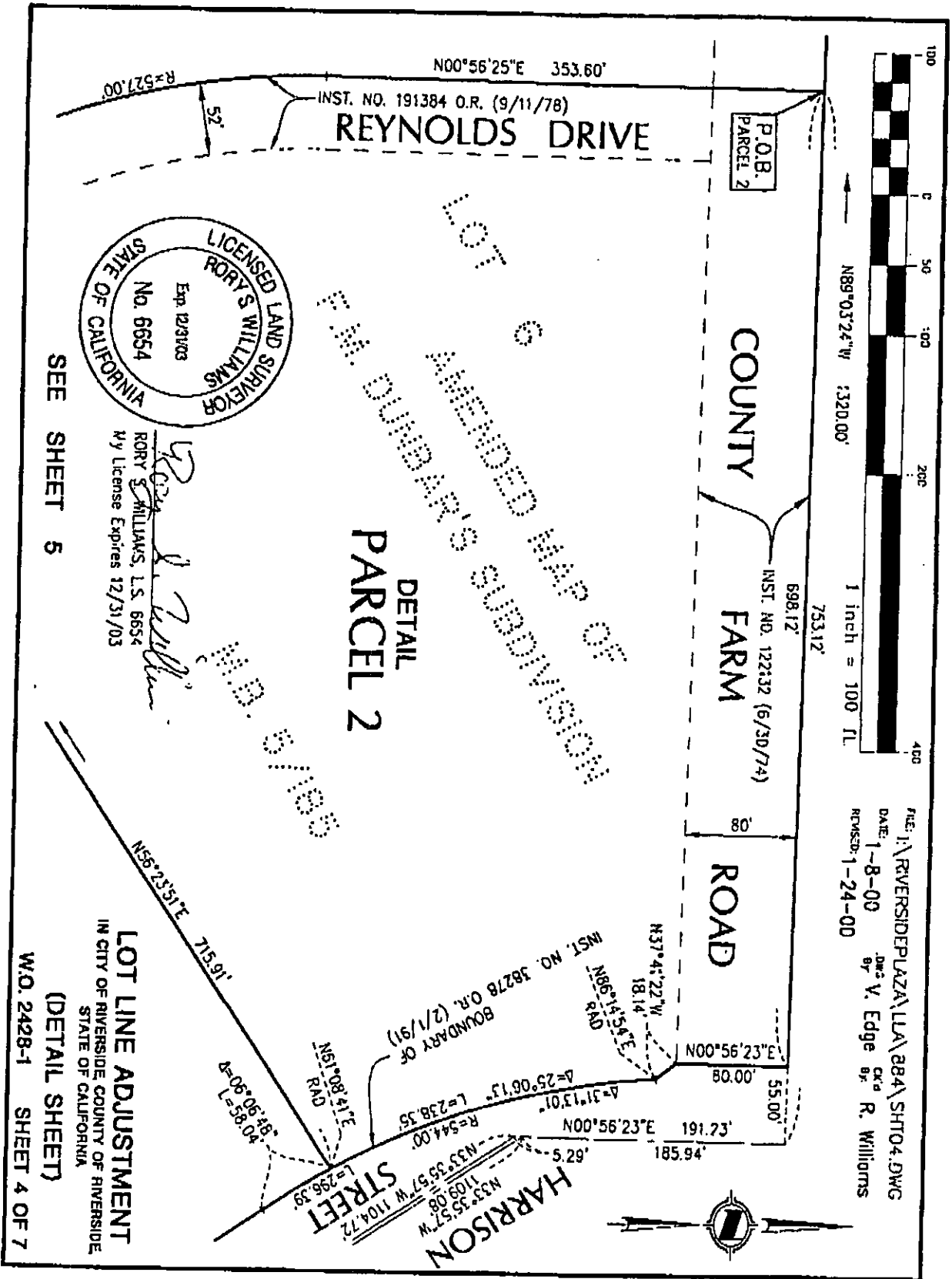
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1 inch = 100 ft

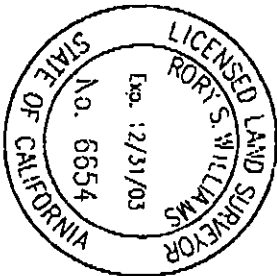
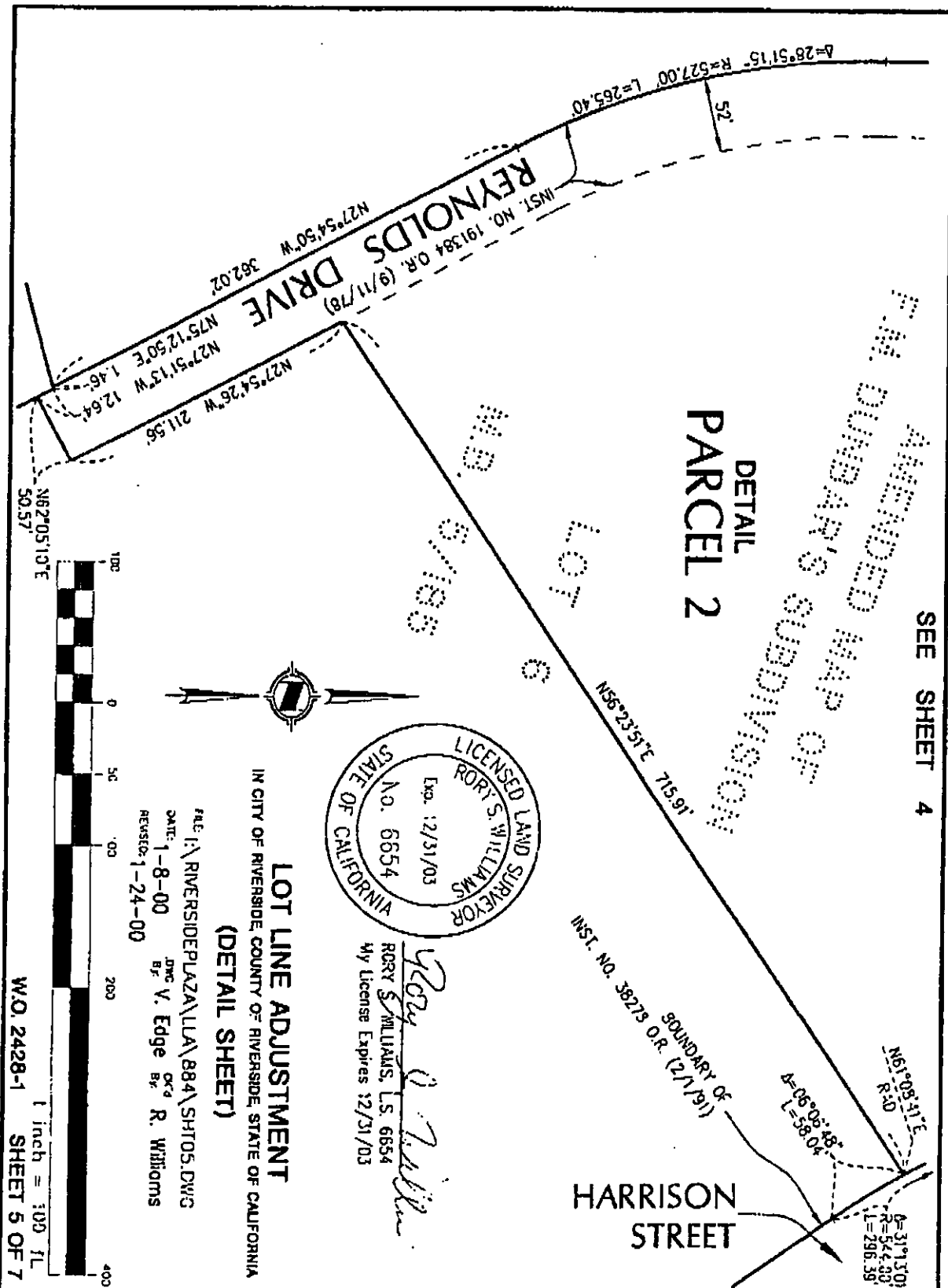


W.O. 2428-1 SHEET 3 OF 7





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Rory S. Williams
 RORY S. WILLIAMS, L.S. 6654
 My License Expires 12/31/03

**LOT LINE ADJUSTMENT
 (DETAIL SHEET)**

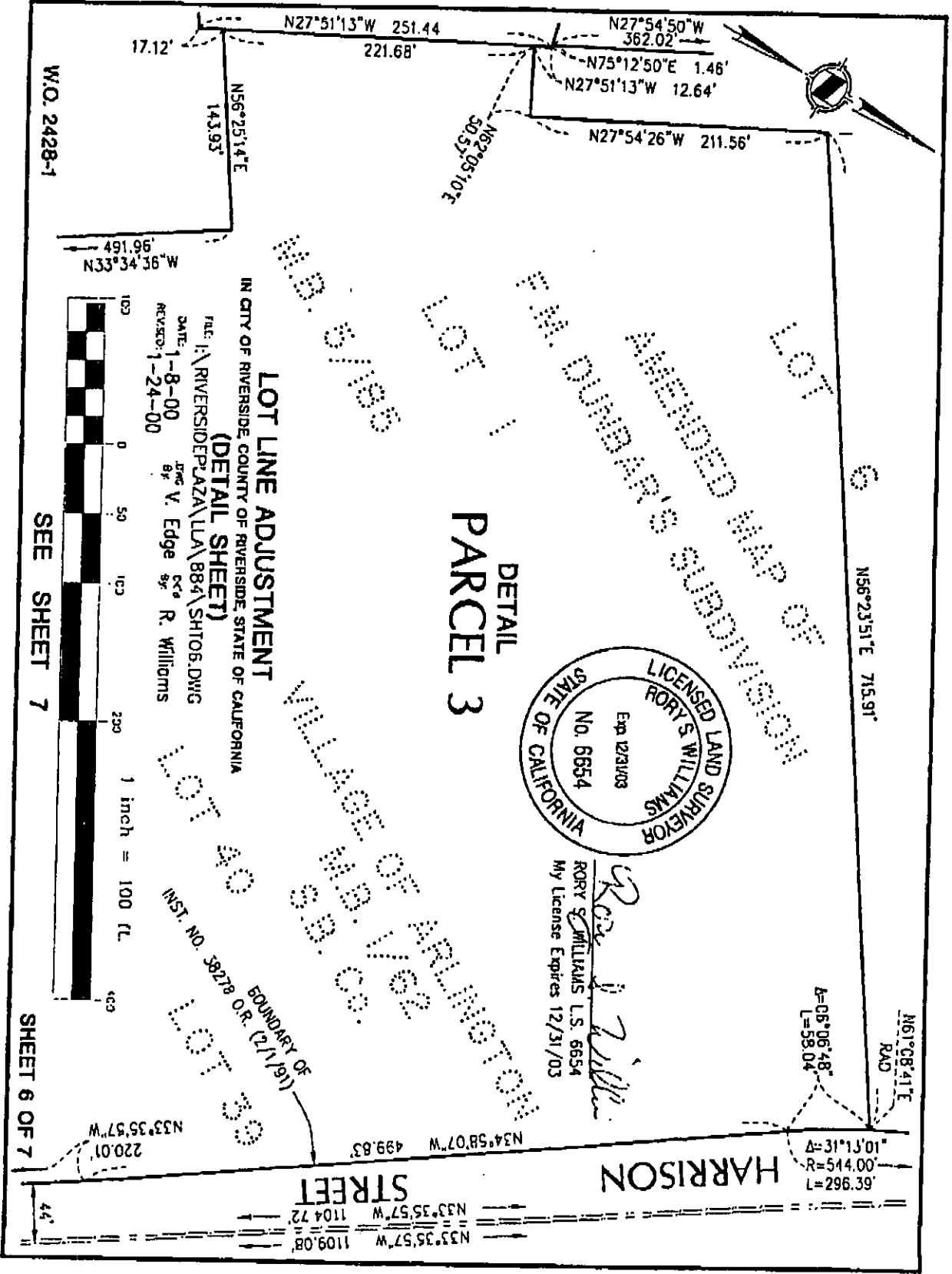
IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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 BY: V. Edge R. Williams
 REVISION: 1-24-00



1 inch = 100 ft
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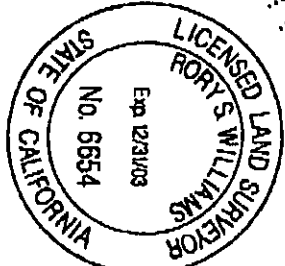


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SEE SHEET 7

SHEET 6 OF 7

LOT LINE ADJUSTMENT
 IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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 DATE: 1-8-00
 REVISION: 1-24-00
 DRAWN BY: V. Edge
 CHECKED BY: R. Williams



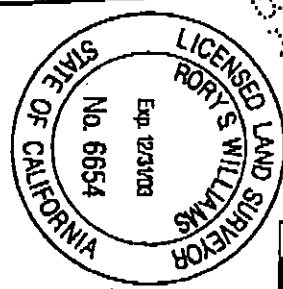
Rory Williams
 RORY S. WILLIAMS L.S. 6654
 My License Expires 12/31/03



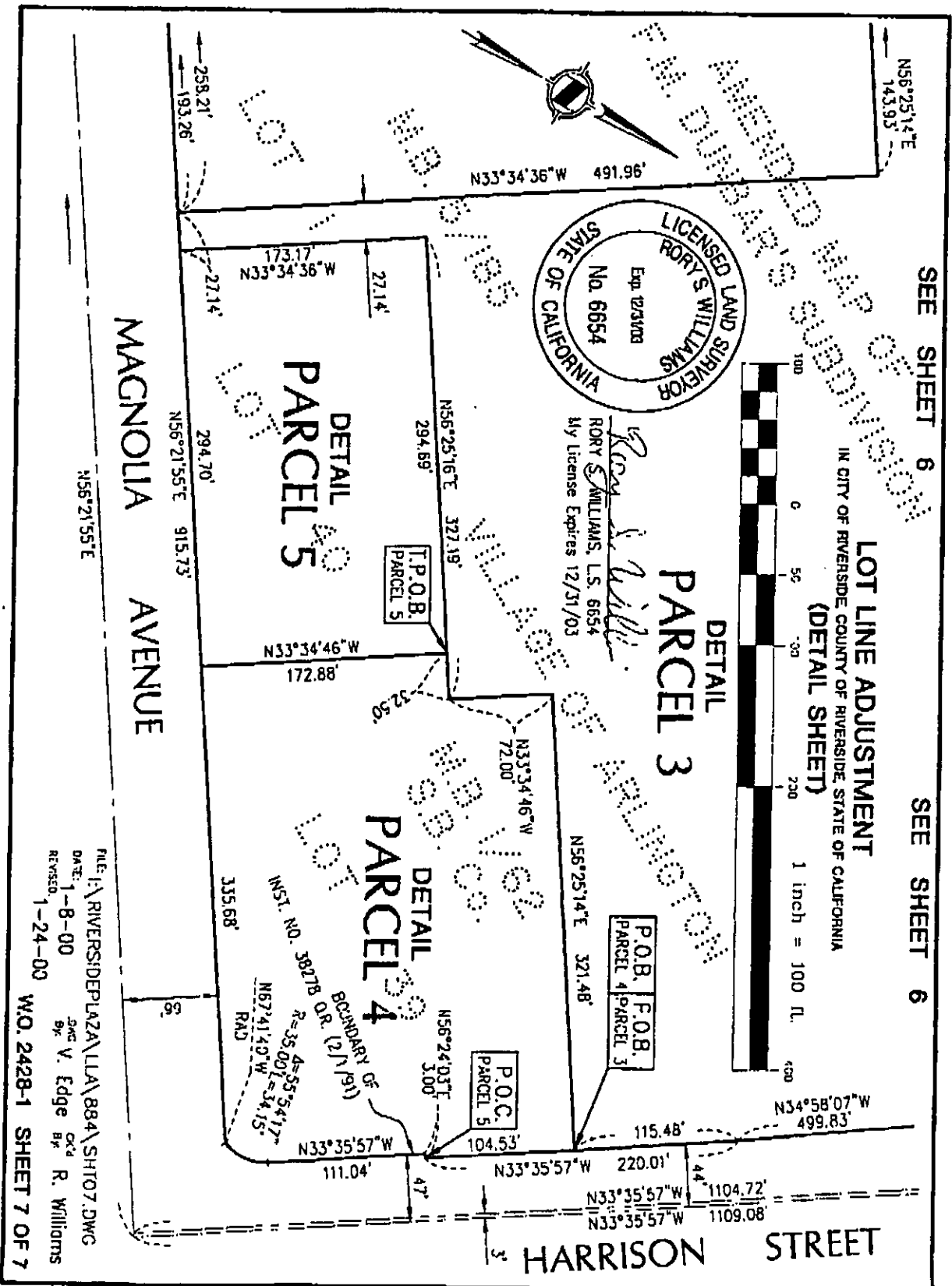
SEE SHEET 6

SEE SHEET 6

LOT LINE ADJUSTMENT
IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
(DETAIL SHEET)



Rory Williams
RORY S. WILLIAMS, L.S. 6654
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DATE: 1-8-00
REVISION: 1-24-00
DWG: V. Edge
BY: R. Williams
WO. 2428-1 SHEET 7 OF 7



65-6
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