

Recording requested by:

DOC # 2000-067300

02/24/2000 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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NO CONSIDERATION

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SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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Project: **LL-014-990**
Van Buren Blvd / Wood Rd

LL -014-990



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **ORANGECREST HILLS, L.P., a Washington limited partnership**

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: Craig Aaron 1-18-00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 1.18.00, before me Francisca Andrade
(date) (name)

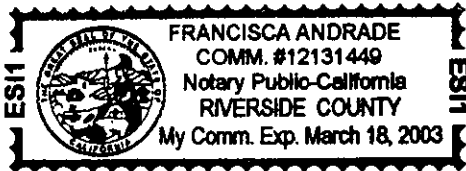
a Notary Public in and for said State, personally appeared

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:

Mail to: Communities Southwest
181 Old Springs Rd.
Anaheim, Ca. 92808
Attn: Caren L. Williams, Vice President



LL-014-990

EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990

Prepared under the supervision of:

Lawrence L. Truman
Lawrence L. Truman, P.L.S. #5346
Expires 12/31/03
THE KEITH COMPANIES
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234



DESCRIPTION APPROVAL 1/13/00
Walter R. Inye
for SURVEYOR, CITY OF RIVERSIDE by

LOT 2

A PORTION OF LOT 2 AND A PORTION OF LOT 1, OF TRACT NO. 28863 AS SHOWN BY MAP ON FILE IN MAP BOOK 276 PAGES 6 THROUGH 10 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS BEING PARCEL 'B' OF LOT LINE ADJUSTMENT NO. LL 035-989 RECORDED SEPTEMBER 14, 1999 AS INSTRUMENT NO. 411415, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

INCLUDING THEREIN THAT PORTION OF LOT 5 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN SOUTHERLY COURSE OF LOT 3 DESCRIBED AS BEING NORTH 89°57'01" WEST AND HAVING A DISTANCE OF 353.97 FEET AS SHOWN ON SAID TRACT NO. 28863;

THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 3 NORTH 89°57'01" WEST, A DISTANCE OF 27.05 FEET TO THE EASTERLY LINE OF SAID LOT 2;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 08°07'05" WEST ALONG SAID EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 122.59 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 333.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 08°07'05" WEST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.60 FEET THROUGH A CENTRAL ANGLE OF 06°28'10" TO THE TRUE POINT OF BEGINNING A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 14°35'15" WEST;

THENCE DEPARTING SAID EASTERLY LINE AND CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 8.41 FEET THROUGH A CENTRAL ANGLE OF 01°26'49";

THENCE SOUTH 73°57'56" EAST, A DISTANCE OF 22.57 FEET;

THENCE SOUTH 16°02'04" WEST, A DISTANCE OF 168.42 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 AS SHOWN ON SAID TRACT NO. 28863;

THENCE, ALONG SAID EASTERLY LINE, NORTH 00°02'59" EAST, A DISTANCE OF 106.45 FEET,

THENCE, ALONG SAID EASTERLY LINE, NORTH 14°35'15" EAST, A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 2.

ALSO INCLUDING THEREIN THAT PORTION OF LOT 5 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN EASTERLY COURSE OF LOT 2 DESCRIBED AS BEING NORTH 00°02'59" WEST AND HAVING A DISTANCE OF 1424.07 FEET AS SHOWN ON SAID TRACT NO. 28863;

THENCE ALONG SAID EASTERLY LINE NORTH 00°02'59" EAST, A DISTANCE OF 180.56 FEET;



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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

THENCE DEPARTING SAID EASTERLY LINE SOUTH 09°52'37" EAST, A DISTANCE OF 111.62 FEET;
THENCE NORTH 72°06'02" EAST, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1533.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 79°19'40" WEST;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 120.83 FEET THROUGH A CENTRAL ANGLE OF 04°30'58", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 74°48'42" WEST;
THENCE SOUTH 33°30'23" WEST, A DISTANCE OF 18.17 FEET;
THENCE SOUTH 16°51'18" EAST, A DISTANCE OF 33.00 FEET;
THENCE NORTH 73°08'42" EAST, A DISTANCE OF 1.58 FEET;
THENCE SOUTH 16°51'18" EAST, A DISTANCE OF 33.00 FEET;
THENCE SOUTH 62°01'06" EAST, A DISTANCE OF 16.92 FEET;
THENCE SOUTH 17°10'54" EAST, A DISTANCE OF 78.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 733.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.14 FEET THROUGH A CENTRAL ANGLE OF 02°26'03", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 70°23'03" WEST;
THENCE SOUTH 68°02'23" WEST, A DISTANCE OF 224.21 FEET;
THENCE SOUTH 00°02'59" WEST, A DISTANCE OF 122.59 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 623.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 68°13'04" WEST, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID LOT 2;
THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 75.76 FEET THROUGH A CENTRAL ANGLE OF 06°58'04", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 75°11'08" WEST;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 126.82 FEET
THENCE CONTINUING ALONG SAID EAST LINE SOUTH 89°57'01" EAST, A DISTANCE OF 109.20 FEET;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 33.00 FEET;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 89°57'01" WEST, A DISTANCE OF 4.05 FEET;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 33.00 FEET;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 49°26'54" EAST, A DISTANCE OF 18.44 FEET;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 127.00 FEET;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 89°57'01" WEST, A DISTANCE OF 116.15 FEET TO THE POINT OF BEGINNING AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 2.

ALSO INCLUDING THEREIN THAT PORTION OF LOT 5 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:



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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 9 OF SAID TRACT NO 28863, SAID POINT BEING ON THE NORTH LINE OF VAN BUREN BOULEVARD (60.00' WIDE);

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 9 NORTH 13°06'21" WEST A DISTANCE OF 190.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 946.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 332.87 FEET THROUGH A CENTRAL ANGLE OF 20°09'39" TO THE **TRUE POINT OF BEGINNING**, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 82°56'42" WEST, SAID POINT BEING AT THE CORNER COMMON TO LOTS 2 AND 5 OF SAID TRACT NO 28863;

THENCE, DEPARTING SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 2 THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 82°56'42" WEST, A DISTANCE OF 54.00 FEET
- 2) THENCE SOUTH 88°08'57" WEST, A DISTANCE OF 115.25 FEET;
- 3) THENCE NORTH 75°52'43" WEST, A DISTANCE OF 90.02 FEET;
- 4) THENCE NORTH 54°40'17" WEST, A DISTANCE OF 221.10 FEET;
- 5) THENCE NORTH 39°36'27" WEST, A DISTANCE OF 57.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 623.00 FEET;
- 6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 100.01 FEET THROUGH A CENTRAL ANGLE OF 09°11'52", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 59°35'25" WEST;

THENCE, DEPARTING SAID EASTERLY LINE AND SAID CURVE SOUTH 45°49'05" EAST, A DISTANCE OF 44.80 FEET;

THENCE SOUTH 64°12'28" EAST, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 71°02'47" EAST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 79°13'27" EAST, A DISTANCE OF 167.00 FEET TO THE WESTERLY LINE OF SAID LOT 9 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 946.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 79°13'27" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LOT 9, AN ARC DISTANCE OF 61.43 FEET THROUGH A CENTRAL ANGLE OF 03°43'15", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 82°56'42" WEST TO THE **TRUE POINT OF BEGINNING** AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 4

EXCEPTING THEREFROM THAT PORTION OF LOT 2 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN EASTERLY COURSE OF LOT 2 DESCRIBED AS BEING NORTH 00°02'59" EAST AND HAVING A DISTANCE OF 126.82 FEET AS SHOWN ON SAID TRACT NO. 28863, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 623.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 75°11'08" WEST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 75.76 FEET THROUGH A CENTRAL ANGLE OF 06°58'04" TO THE **TRUE POINT OF BEGINNING**;



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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

THENCE CONTINUING SOUTHEASTERLY ALONG SAID EASTERLY LINE AND SAID CURVE AN ARC DISTANCE OF 93.81 FEET THROUGH A CENTRAL ANGLE OF 08°37'38", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 59°35'25" WEST;

THENCE DEPARTING SAID EASTERLY LINE AND SAID CURVE NORTH 45°49'05" WEST, A DISTANCE OF 15.83 FEET;

THENCE NORTH 26°55'34" WEST, A DISTANCE OF 66.00 FEET;

THENCE NORTH 00°02'59" EAST, A DISTANCE OF 14.29 FEET TO THE **TRUE POINT OF BEGINNING** AND AS SHOWN ON ATTACHED EXHIBIT "B" SHEET 3.

DESCRIBED PARCEL CONTAINING 34.01 ACRES.

LOT 5

LOT 5 OF TRACT NO. 28863, AS SHOWN BY MAP ON FILE IN MAP BOOK 276 PAGES 6 THROUGH 10 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LOT 5 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN SOUTHERLY COURSE OF LOT 3 DESCRIBED AS BEING NORTH 89°57'01" WEST AND HAVING A DISTANCE OF 353.97 FEET AS SHOWN ON SAID TRACT NO. 28863;

THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 3 NORTH 89°57'01" WEST, A DISTANCE OF 27.05 FEET TO THE EASTERLY LINE OF SAID LOT 2;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 08°07'05" WEST ALONG SAID EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 122.59 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 333.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 08°07'05" WEST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.60 FEET THROUGH A CENTRAL ANGLE OF 06°28'10" TO THE **TRUE POINT OF BEGINNING** AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 333.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 14°35'15" WEST;

THENCE DEPARTING SAID EASTERLY LINE AND CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 8.41 FEET THROUGH A CENTRAL ANGLE OF 01°26'49";

THENCE SOUTH 73°57'56" EAST, A DISTANCE OF 22.57 FEET;

THENCE SOUTH 16°02'04" WEST, A DISTANCE OF 168.42 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 AS SHOWN ON SAID TRACT NO. 28863;

THENCE, ALONG SAID EASTERLY LINE, NORTH 00°02'59" EAST, A DISTANCE OF 106.45 FEET,

THENCE, ALONG SAID EASTERLY LINE, NORTH 14°35'15" EAST, A DISTANCE OF 66.00 FEET TO THE **TRUE POINT OF BEGINNING** AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 2.

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

THENCE ALONG SAID EASTERLY LINE NORTH 00°02'59" EAST, A DISTANCE OF 180.56 FEET;

THENCE DEPARTING SAID EASTERLY LINE SOUTH 09°52'37" EAST, A DISTANCE OF 111.62 FEET;

THENCE NORTH 72°06'02" EAST, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1533.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 79°19'40" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 120.83 FEET THROUGH A CENTRAL ANGLE OF 04°30'58", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 74°48'42" WEST;

THENCE SOUTH 33°30'23" WEST, A DISTANCE OF 18.17 FEET;

THENCE SOUTH 16°51'18" EAST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 73°08'42" EAST, A DISTANCE OF 1.58 FEET;

THENCE SOUTH 16°51'18" EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 62°01'06" EAST, A DISTANCE OF 16.92 FEET;

THENCE SOUTH 17°10'54" EAST, A DISTANCE OF 78.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 733.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.14 FEET THROUGH A CENTRAL ANGLE OF 02°26'03", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 70°23'03" WEST;

THENCE SOUTH 68°02'23" WEST, A DISTANCE OF 224.21 FEET;

THENCE SOUTH 00°02'59" WEST, A DISTANCE OF 122.59 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 623.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 68°13'04" WEST, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 75.76 FEET THROUGH A CENTRAL ANGLE OF 06°58'04", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 75°11'08" WEST;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 126.82 FEET

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 89°57'01" EAST, A DISTANCE OF 109.20 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 33.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 89°57'01" WEST, A DISTANCE OF 4.05 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 33.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 49°26'54" EAST, A DISTANCE OF 18.44 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°02'59" EAST, A DISTANCE OF 127.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 89°57'01" WEST, A DISTANCE OF 116.15 FEET TO THE POINT OF BEGINNING AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 2.



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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 5 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 9 OF SAID TRACT NO 28863, SAID POINT BEING ON THE NORTH LINE OF VAN BUREN BOULEVARD (60.00' WIDE);

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 9 NORTH 13°06'21" WEST, A DISTANCE OF 190.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 332.87 FEET THROUGH A CENTRAL ANGLE OF 20°09'39" TO THE TRUE POINT OF BEGINNING, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 82°56'42" WEST, SAID POINT BEING AT THE CORNER COMMON TO LOTS 2 AND 5 OF SAID TRACT NO 28863;

THENCE, DEPARTING SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 2 THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 82°56'42" WEST, A DISTANCE OF 54.00 FEET
- 2) THENCE SOUTH 88°08'57" WEST, A DISTANCE OF 115.25 FEET;
- 3) THENCE NORTH 75°52'43" WEST, A DISTANCE OF 90.02 FEET;
- 4) THENCE NORTH 54°40'17" WEST, A DISTANCE OF 221.10 FEET;
- 5) THENCE NORTH 39°36'27" WEST, A DISTANCE OF 57.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 623.00 FEET;
- 6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 100.01 FEET THROUGH A CENTRAL ANGLE OF 09°11'52", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 59°35'25" WEST;

THENCE, DEPARTING SAID EASTERLY LINE OF SAID LOT 2 SOUTH 45°49'05" EAST, A DISTANCE OF 44.80 FEET;

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THENCE SOUTH 71°02'47" EAST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 79°13'27" EAST, A DISTANCE OF 167.00 FEET TO THE WESTERLY LINE OF SAID LOT 9 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 946.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 79°13'27" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LOT 9, AN ARC DISTANCE OF 61.43 FEET THROUGH A CENTRAL ANGLE OF 03°43'15", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 82°56'42" WEST TO THE TRUE POINT OF BEGINNING AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 4

INCLUDING THEREIN THAT PORTION OF LOT 2 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 75.76 FEET THROUGH A CENTRAL ANGLE OF 06°58'04" TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID EASTERLY LINE AND SAID CURVE AN ARC DISTANCE OF 93.81 FEET THROUGH A CENTRAL ANGLE OF 08°37'38", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 59°35'25" WEST;

THENCE DEPARTING SAID EASTERLY LINE AND SAID CURVE NORTH 45°49'05" WEST, A DISTANCE OF 15.83 FEET;

THENCE NORTH 26°55'34" WEST, A DISTANCE OF 66.00 FEET;

THENCE NORTH 00°02'59" EAST, A DISTANCE OF 14.29 FEET TO THE TRUE POINT OF BEGINNING AND AS SHOWN ON EXHIBIT "B" SHEET 3.

ALSO INCLUDING THEREIN THAT PORTION OF LOT 8 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 9 OF SAID TRACT NO 28863, SAID POINT BEING ON THE NORTH LINE OF VAN BUREN BOULEVARD (60.00' WIDE);

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 9 NORTH 13°06'21" WEST, A DISTANCE OF 190.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 599.49 FEET THROUGH A CENTRAL ANGLE OF 36°18'31" TO THE TRUE POINT OF BEGINNING, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 66°47'49" WEST, SAID POINT BEING AT THE CORNER COMMON TO LOTS 5 AND 9 OF SAID TRACT NO 28863;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE NORTH 66°47'49" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 528.00 FEET;
- 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 400.05 FEET THROUGH A CENTRAL ANGLE OF 43°24'39;
- 3) THENCE NORTH 08°39'54" WEST, A DISTANCE OF 66.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 967.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 08°39'54" EAST;
- 4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 14.32 FEET THROUGH A CENTRAL ANGLE OF 00°50'55", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 07°48'59" EAST;
- 5) THENCE NORTH 01°02'13" WEST, A DISTANCE OF 435.22 FEET;

THENCE SOUTH 02°55'29" EAST, A DISTANCE OF 83.94 FEET;

THENCE SOUTH 08°32'46" EAST, A DISTANCE OF 84.01 FEET;

THENCE SOUTH 10°33'07" EAST, A DISTANCE OF 84.22 FEET;

THENCE SOUTH 17°36'54" EAST, A DISTANCE OF 85.53 FEET;

THENCE SOUTH 18°21'14" EAST, A DISTANCE OF 89.21 FEET;



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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

THENCE SOUTH 18°33'18" EAST, A DISTANCE OF 77.93 FEET;

THENCE SOUTH 22°40'59" EAST, A DISTANCE OF 79.51 FEET;

THENCE SOUTH 33°49'29" EAST, A DISTANCE OF 80.82 FEET;

THENCE SOUTH 45°37'18" EAST, A DISTANCE OF 81.98 FEET;

THENCE SOUTH 54°14'35" EAST, A DISTANCE OF 84.46 FEET;

THENCE SOUTH 63°11'21" EAST, A DISTANCE OF 54.00 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 63°11'21" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.57 FEET THROUGH A CENTRAL ANGLE OF 03°36'28" TO THE **TRUE POINT OF BEGINNING**, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 66°47'49" WEST, AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 5

DESCRIBED PARCEL CONTAINING 17.67 ACRES.

LOT 8

LOT 8 OF TRACT NO. 28863, AS SHOWN BY MAP ON FILE IN MAP BOOK 276 PAGES 6 THROUGH 10 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LOT 8 OF SAID TRACT NO. 28863 OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 9 OF SAID TRACT NO 28863, SAID POINT BEING ON THE NORTH LINE OF VAN BUREN BOULEVARD (60.00' WIDE);

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 9 NORTH 13°06'21" WEST, A DISTANCE OF 190.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 599.49 FEET THROUGH A CENTRAL ANGLE OF 36°18'31" TO THE **TRUE POINT OF BEGINNING**, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 66°47'49" WEST, SAID POINT BEING AT THE CORNER COMMON TO LOTS 5 AND 9 OF SAID TRACT NO 28863;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE NORTH 66°47'49" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 528.00 FEET;
- 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 400.05 FEET THROUGH A CENTRAL ANGLE OF 43°24'39;
- 3) THENCE NORTH 08°39'54" WEST, A DISTANCE OF 66.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 967.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 08°39'54" EAST;
- 4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 14.32 FEET THROUGH A CENTRAL ANGLE OF 00°50'55", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 07°48'59" EAST;



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**EXHIBIT A LEGAL DESCRIPTION OF ADJUSTED PARCELS
LOT LINE ADJUSTMENT NO. LL 014-990**

5) THENCE NORTH 01°02'13" WEST, A DISTANCE OF 435.22 FEET;

THENCE SOUTH 02°55'29" EAST, A DISTANCE OF 83.94 FEET;

THENCE SOUTH 08°32'46" EAST, A DISTANCE OF 84.01 FEET;

THENCE SOUTH 10°33'07" EAST, A DISTANCE OF 84.22 FEET;

THENCE SOUTH 17°36'54" EAST, A DISTANCE OF 85.53 FEET;

THENCE SOUTH 18°21'14" EAST, A DISTANCE OF 89.21 FEET;

THENCE SOUTH 18°33'18" EAST, A DISTANCE OF 77.93 FEET;

THENCE SOUTH 22°40'59" EAST, A DISTANCE OF 79.51 FEET;

THENCE SOUTH 33°49'29" EAST, A DISTANCE OF 80.82 FEET;

THENCE SOUTH 45°37'18" EAST, A DISTANCE OF 81.98 FEET;

THENCE SOUTH 54°14'35" EAST, A DISTANCE OF 84.46 FEET;

THENCE SOUTH 63°11'21" EAST, A DISTANCE OF 54.00 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 63°11'21" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.57 FEET THROUGH A CENTRAL ANGLE OF 03°36'28", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 66°47'49" WEST TO THE **TRUE POINT OF BEGINNING** AND AS SHOWN ON ATTACHED EXHIBIT "B", SHEET 5.

DESCRIBED PARCEL CONTAINING 39.85 ACRES.



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EXHIBIT "B"

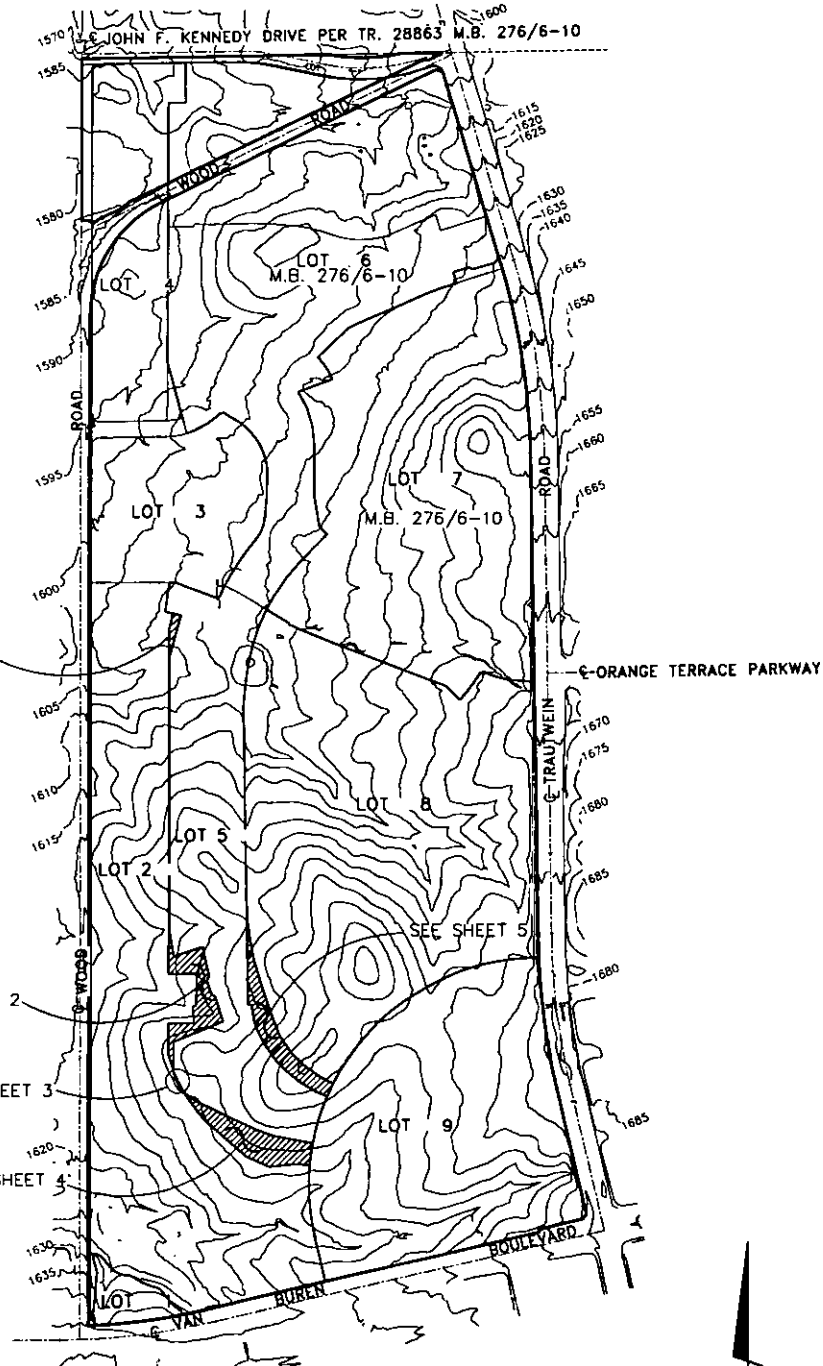
MAP TO ACCOMPANY LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. LL 014-990



ALL PROPERTY IS VACANT

THE PROPOSED LOT LINE WILL NOT
LATERALLY INTERSECT A GRADED
MANUFACTURED SLOPE.

NO DRAINAGE FROM THE TRIBUTARY
AREA ABOVE A MANUFACTURED
SLOPE WILL SHEET FLOW OVER
THE SLOPE FACE.



NOTE: 1) LOT 2 REVISED AS
PARCEL "B" PER
LL-035-989, REC'D
9/14/99 AS INST.#
411415, O.R. RIV. CO.

2) LOT 1 REVISED
AS PARCEL "A"
LL-035-989, REC'D
9/14/99 AS INST.#
411415, O.R. RIV. CO.

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Lawrence L. Truman
PREPARED UNDER THE SUPERVISION OF
LAWRENCE L. TRUMAN, L.S. 5346
EXP. 12-31-03

The Keith Companies
22690 Cactus Avenue, Ste 300
Moreno Valley, CA 92553 (909)653-0234

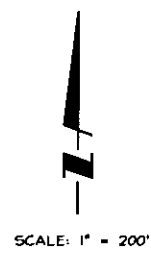
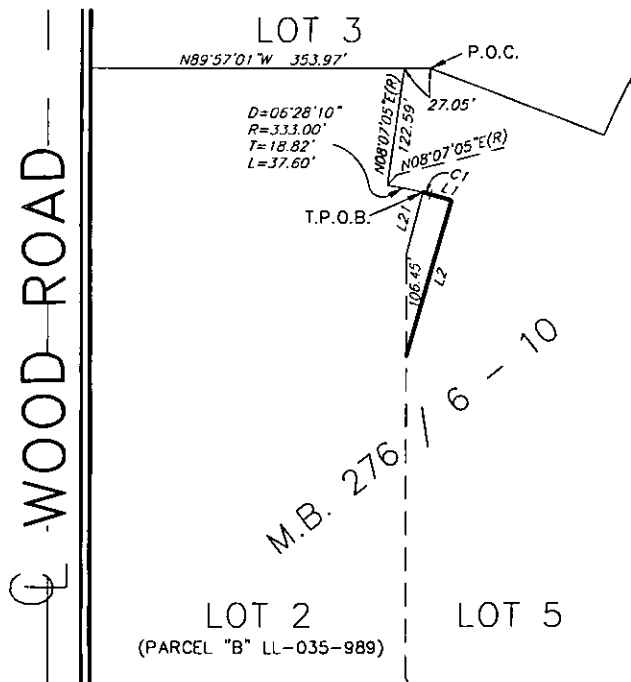
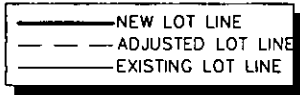


LL-014-990

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EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. LL 014-990

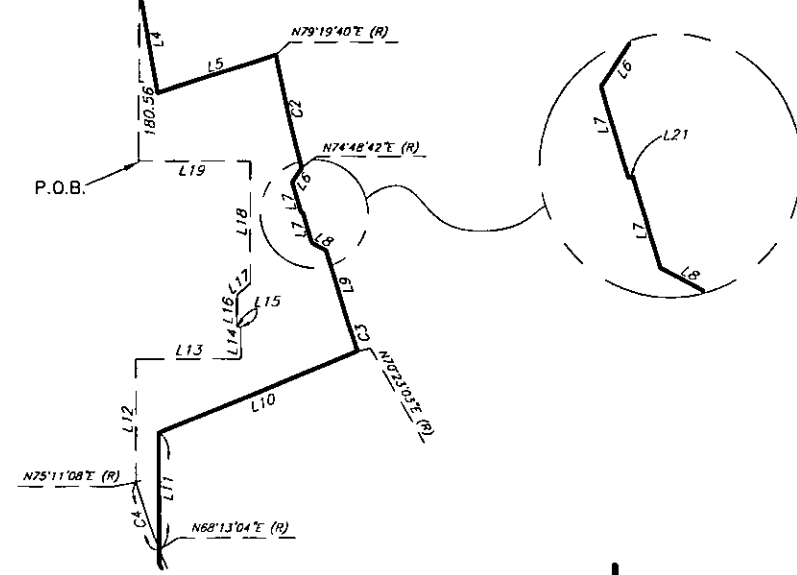


LINE DATA

| NO. | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N73°57'56"W | 22.57' |
| L2 | N16°02'04"E | 168.42' |
| L3 | N00°02'59"E | 1137.06' |
| L4 | N09°52'37"W | 111.63' |
| L5 | N72°06'02"E | 130.00' |
| L6 | N33°30'23"E | 18.17' |
| L7 | N16°51'18"W | 33.00' |
| L8 | N62°01'06"W | 16.92' |
| L9 | N17°10'54"W | 78.22' |
| L10 | N68°02'23"E | 224.21' |
| L11 | N00°02'59"E | 122.59' |
| L12 | N00°02'59"E | 126.82' |
| L13 | N89°57'01"W | 109.20' |
| L14 | N00°02'59"E | 33.00' |
| L15 | N89°57'01"W | 4.05' |
| L16 | N00°02'59"E | 33.00' |
| L17 | N49°26'54"E | 18.44' |
| L18 | N00°02'59"E | 127.00' |
| L19 | N89°57'01"W | 116.15' |
| L20 | N00°02'59"E | 1424.07' |
| L21 | N73°08'42"E | 1.58' |

CURVE DATA

| NO. | RADIUS | DELTA | ARC | TAN |
|-----|----------|-----------|---------|--------|
| C1 | 333.00' | 01°26'49" | 8.41' | 4.21' |
| C2 | 1533.00' | 04°30'58" | 120.83' | 60.45' |
| C3 | 733.00' | 02°26'03" | 31.14' | 15.57' |
| C4 | 623.00' | 06°58'04" | 75.76' | 37.93' |



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Moreno Valley, CA 92553 (909)653-0234

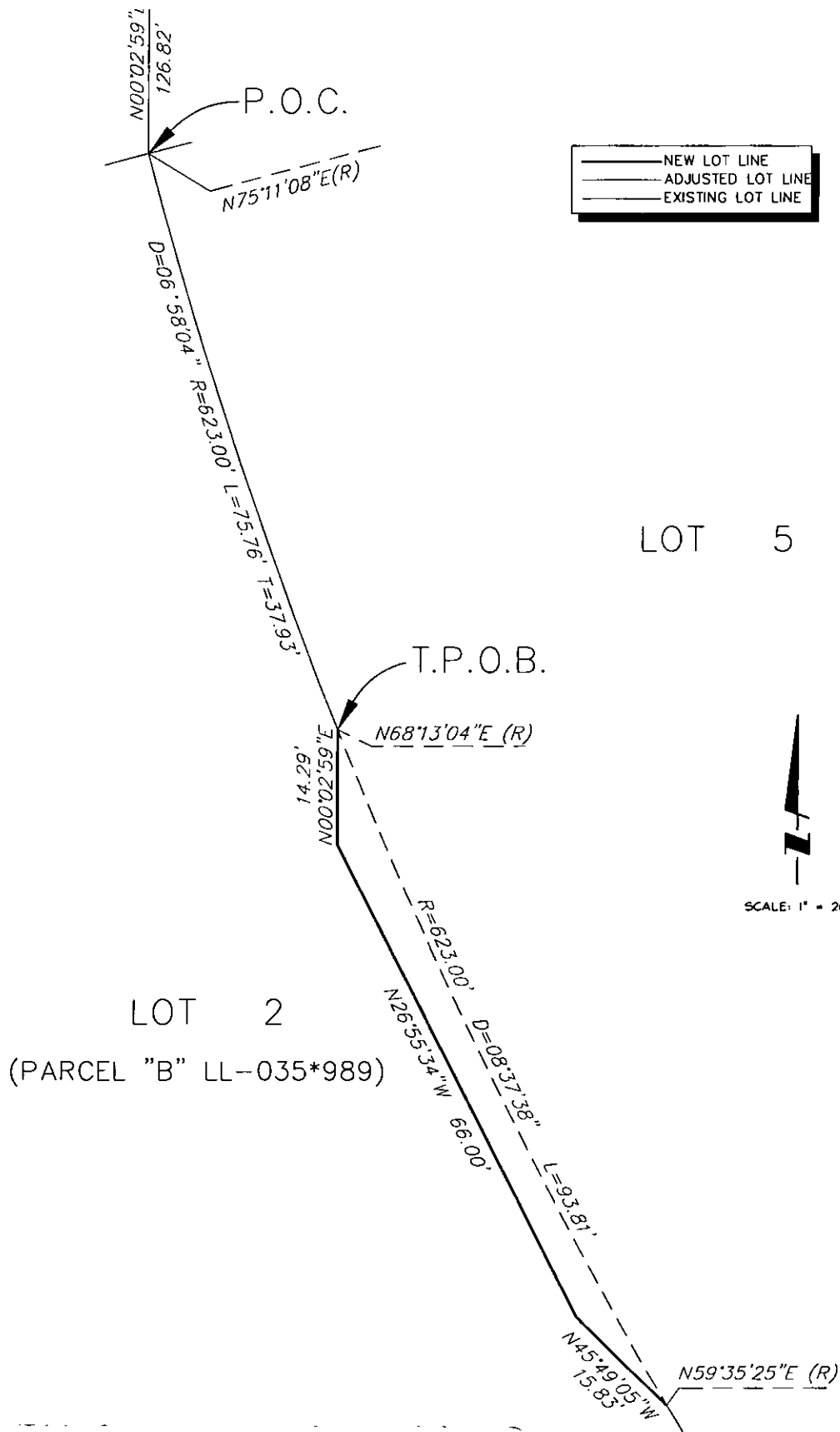


LL-014-990

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EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. LL 014-990



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02/24/2000 08:00A
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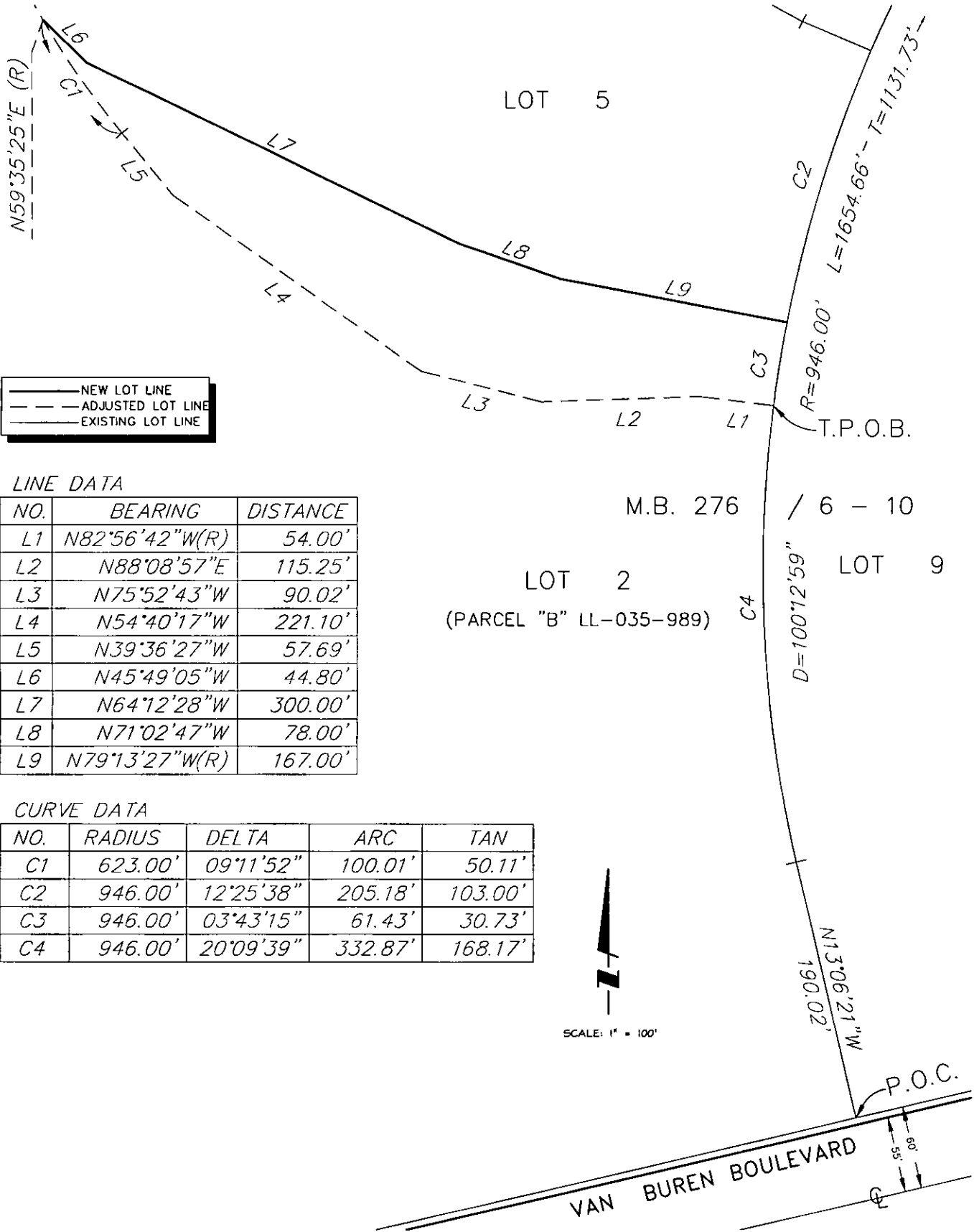
The Keith Companies
22690 Cactus Avenue, Ste 300
Moreno Valley, CA 92553 (909)653-0234
TKC

LL-014-990

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EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. LL 014-990



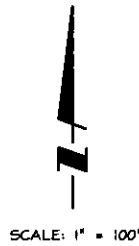
——— NEW LOT LINE
 - - - ADJUSTED LOT LINE
 ——— EXISTING LOT LINE

LINE DATA

| NO. | BEARING | DISTANCE |
|-----|----------------|----------|
| L1 | N82°56'42"W(R) | 54.00' |
| L2 | N88°08'57"E | 115.25' |
| L3 | N75°52'43"W | 90.02' |
| L4 | N54°40'17"W | 221.10' |
| L5 | N39°36'27"W | 57.69' |
| L6 | N45°49'05"W | 44.80' |
| L7 | N64°12'28"W | 300.00' |
| L8 | N71°02'47"W | 78.00' |
| L9 | N79°13'27"W(R) | 167.00' |

CURVE DATA

| NO. | RADIUS | DELTA | ARC | TAN |
|-----|---------|-----------|---------|---------|
| C1 | 623.00' | 09°11'52" | 100.01' | 50.11' |
| C2 | 946.00' | 12°25'38" | 205.18' | 103.00' |
| C3 | 946.00' | 03°43'15" | 61.43' | 30.73' |
| C4 | 946.00' | 20°09'39" | 332.87' | 168.17' |



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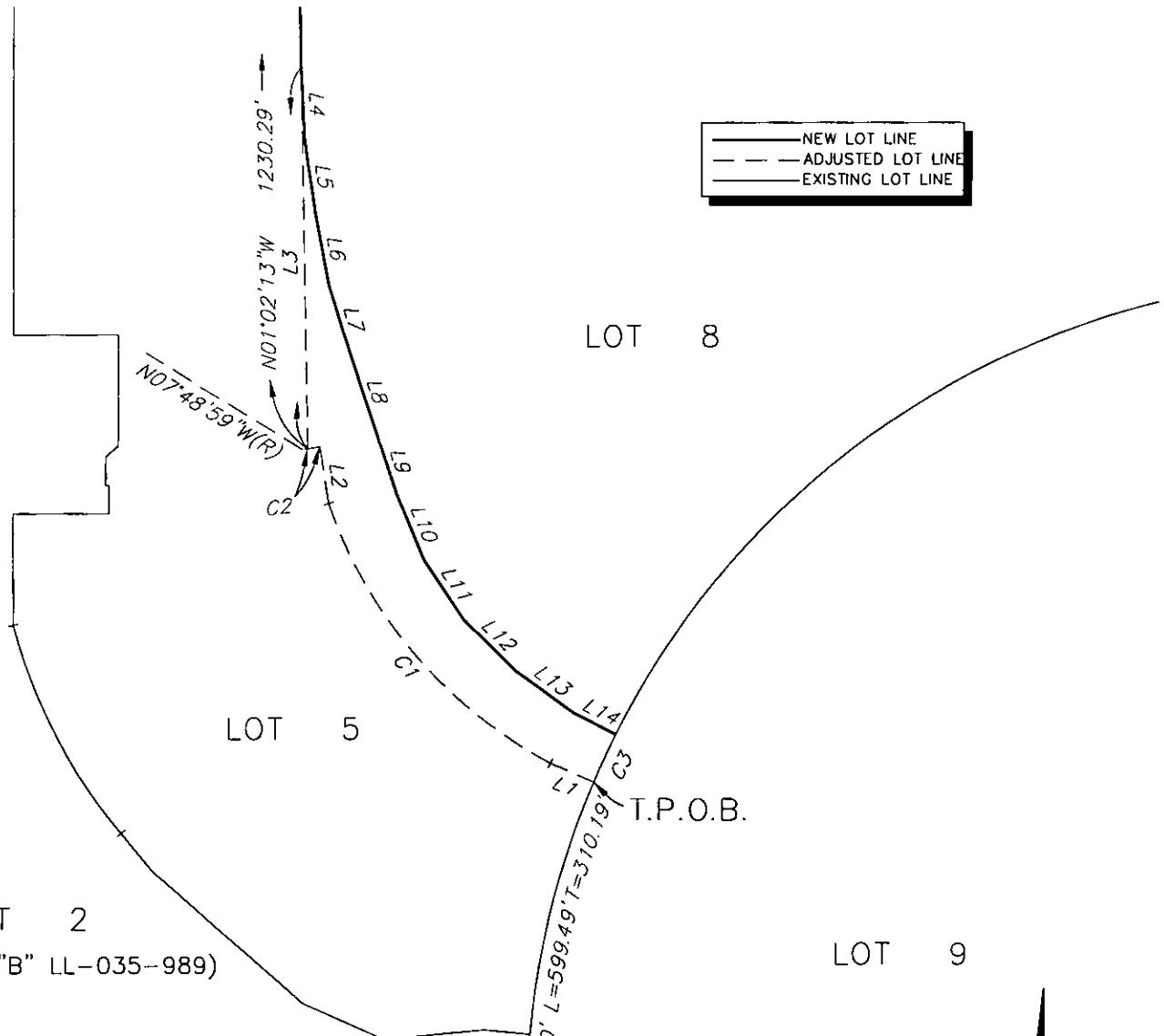
The Keith Companies
 22690 Cactus Avenue, Ste 300
 Moreno Valley, CA 92553 (909)653-0234



LL-014-990

EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. LL 014-990



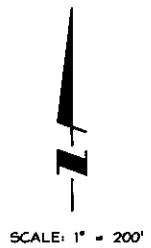
LINE DATA

| NO. | BEARING | DISTANCE |
|-----|----------------|----------|
| L1 | N66°47'49"W(R) | 54.00' |
| L2 | N08°39'54"W(R) | 66.00' |
| L3 | N01°02'13"W | 435.22' |
| L4 | N02°55'29"W | 83.94' |
| L5 | N08°32'46"W | 84.01' |
| L6 | N10°33'07"W | 84.22' |
| L7 | N17°36'54"W | 85.53' |
| L8 | N18°21'14"W | 89.21' |
| L9 | N18°33'18"W | 77.93' |
| L10 | N22°40'59"W | 79.51' |
| L11 | N33°49'29"W | 80.82' |
| L12 | N45°37'18"W | 81.98' |
| L13 | N54°14'35"W | 84.46' |
| L14 | N63°11'21"W(R) | 54.00' |

CURVE DATA

| NO. | RADIUS | DELTA | ARC | TAN |
|-----|---------|-----------|---------|---------|
| C1 | 528.00' | 43°24'39" | 400.05' | 210.17' |
| C2 | 967.00' | 00°50'55" | 14.32' | 7.16' |
| C3 | 946.00' | 03°36'28" | 59.57' | 29.79' |

2000-067300
02/24/2000 08:00A
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The Keith Companies

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Moreno Valley, CA 92553 (909)653-0234



LL-014-990

Plotted: 01/12/00 11:23:14 By: J. Baker DWG: N:\31027.000.DWG.P: s0054.dwg