

DOC # 2004-0725424

09/13/2004 08:00A Fee:31.00

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

Stephen M. Fenster, Esq.  
Schwartz & Fenster P.C.  
9440 Santa Monica Boulevard  
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Beverly Hills, California 90210



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File No O-86.03

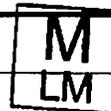
**TITLE(S)**

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

TITLE ORDER NO. \_\_\_\_\_

ESCROW NO. \_\_\_\_\_

APN \_\_\_\_\_



LL-P04-0596

LL-P04-0596



Recording requested by:

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

FOR RECORDER'S OFFICE USE ONLY

Project: LLA P04-0596  
APN: 207-130-003 &  
207-120-002,-001,0020,-021,&-020  
Address: Market and Fairmount

**LL-P04-0596**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): ONTARIO GATEWAY BUSINESS CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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 THREE 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

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Jal A. S. E. 8/30/09  
PRINCIPAL PLANNER DATE

RECEIVED  
SEP 02 2004  
WESTLAND CIVIL



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**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside }

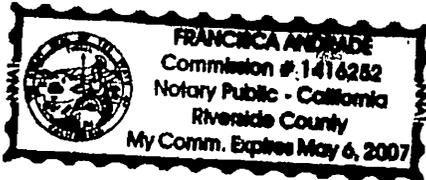
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On Aug 30, 2004, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki  
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:

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

\_\_\_\_\_

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### Legal Description of 3 Parcels for a Lot Line Adjustment

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

#### Parcel 1:

A portion of Parcel 1 and a portion of Parcel 2 as described in that certain Certificate of Compliance recorded for Lot Line Adjustment LL-021-023 as Document No. 2003-475700 of Official Records in the office of the County Recorder of said county, and a portion of that certain parcel of land conveyed to the Redevelopment Agency of the City of Riverside by Grant Deed recorded as Document No. 2003-846101 of Official Records in the office of the County Recorder of said county, more particularly described as follows:

**Beginning** at the northeast corner of said Parcel 1, said point being on the southwesterly line of State Highway 60 as conveyed to the State of California by deeds recorded on January 15, 1960 as Instrument No. 3776 and on June 1, 1960 as Instrument No. 48907 of Official Records in the office of the County Recorder of said county, said point also being 33.00 feet northwesterly of the centerline of Fairmount Boulevard; thence northwesterly along the northeasterly line of said Parcel 1 and the southwesterly line of said State Highway 60, the following two (2) courses:

- 1) North 65°01'01" West, 149.43 feet; thence
- 2) North 64°10'05" West, 331.17 feet to a point distant, South 63°46'44" East, 5.87 feet from the most northerly corner in common to said Parcel 1 & Parcel 2; thence leaving the northeasterly line of said Parcel 1 and the southwesterly line of said State Highway 60
- 3) South 27°10'50" West, 125.97 feet; thence
- 4) South 29°46'16" West, 122.40 feet to a point on the northeasterly line of that certain parcel of land described as Parcel 2 by Resolution No. 20360 of the City Council of the City of Riverside, recorded as Document No. 2003-370713 of Official Records in the office of the County Recorder of said county, said point being distant, North 60°13'44" West, 4.40 feet from the southwest corner of said Parcel 2 as described in Document No. 2003-4574700; thence southeasterly along the northeasterly line of Parcel 2 as described in Document No. 2003-370713, parallel with and 50.00 feet northeasterly, measured at right angles, of said centerline of Market Street, the following two (2) courses:
  - 5) South 60°13'44" East, 19.80 feet to the beginning of a curve concave to the southwest having a radius of 650.00 feet; thence
  - 6) Southeasterly 428.84 feet along said curve through a central angle of 37°48'04"; thence leaving the northeasterly line of said Parcel 2 as described in Document No. 2003-370713, along the southerly line of said Parcel 1
  - 7) South 86°20'29" East, 61.74 feet to a point lying 33.00 feet northwesterly of the centerline of Fairmount Boulevard; thence northeasterly along the southeasterly line of said Parcel 1, parallel with and 33.00 feet northwesterly, measured at right angles, of said centerline of Fairmount Boulevard
  - 8) North 29°45'59" East, 392.70 feet to the **Point of Beginning**.

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Containing 2.43 acres, more or less.

**Parcel 3:**

A portion of that certain parcel of land conveyed to the Redevelopment Agency of the City of Riverside by Grant Deed recorded as Document No. 2003-846101 of Official Records in the office of the County Recorder of said county, more particularly described as follows:

Commencing at the northeast corner of Parcel 1 as described in that certain Certificate of Compliance recorded for Lot Line Adjustment LL-021-023 as Document No. 2003-475700 of Official Records in the office of the County Recorder of said county, said point being on the southwesterly line of State Highway 60 as conveyed to the State of California by deeds recorded on January 15, 1960 as Instrument No. 3776 and on June 1, 1960 as Instrument No. 48907 of Official Records in the office of the County Recorder of said county, said point also being 33.00 feet northwesterly of the centerline of Fairmount Boulevard; thence northwesterly along the northeasterly line of said Parcel 1 and the southwesterly line of said State Highway 60, the following three (3) courses:

- a) North 65°01'01" West, 149.43 feet; thence
- b) North 64°10'05" West, 331.17 feet to a point distant, South 63°46'44" East, 5.87 feet from the most northerly corner in common to said Parcel 1 & Parcel 2 as described in said Document No. 2003-475700; thence
- c) North 63°46'44" West, 5.87 feet to the most northerly corner in common to said Parcel 1 & Parcel 2; thence leaving the northeasterly line of said Parcel 1, northwesterly along the northeasterly line of said Parcel 2 and the southwesterly line of said State Highway 60
- d) North 63°46'44" West, 118.01 feet to the northwest corner of said Parcel 2; thence leaving the northeasterly line of said Parcel 2, northwesterly along the southwesterly line of said State Highway 60 the following two (2) courses:
  - e) North 62°49'10" West, 300.84 feet; thence
  - f) North 64°54'29" West, 41.47 feet to the the northwest corner of the herein described Parcel 2 and to **True Point of Beginning for Parcel 3**; thence southerly along the westerly boundary of said Parcel 2, the following two (2) courses:
    - 1) South 25°05'31" East, 101.58 feet; thence
    - 2) South 41°10'40" West, 85.53 feet to the southwest corner of said Parcel 2, said point being on the northeasterly line of that certain parcel of land described as Parcel 2 by Resolution No. 20360 of the City Council of the City of Riverside, recorded as Document No. 2003-370713 of Official Records in the office of the County Recorder of said county, said point being the beginning of a radial curve concave to the northeast having a radius of 1,950.00 feet; thence northwesterly along said northeasterly line, the following three (3) courses:
      - 3) Parallel with and 50.00 feet northeasterly, measured at right angles, of the centerline of said Market Street, 155.80 feet along said curve through a central angle of 04°34'41" to a point being distant North 45°31'55" East, 50.00 feet from the centerline intersection of Redwood Drive with Market Street; thence
      - 4) North 44°17'47" West, 117.85 feet to the beginning of a curve concave to the northeast having a radius of 1,853.00 feet; thence

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Containing 3.45 acres, more or less.

**Parcel 2:**

A portion of Parcel 1 and a portion of Parcel 2 as described in that certain Certificate of Compliance recorded for Lot Line Adjustment LL-021-023 as Document No. 2003-475700 of Official Records in the office of the County Recorder of said county, and a portion of that certain parcel of land conveyed to the Redevelopment Agency of the City of Riverside by Grant Deed recorded as Document No. 2003-846101 of Official Records in the office of the County Recorder of said county, more particularly described as follows:

**Commencing** at the northeast corner of said Parcel 1, said point being on the southwesterly line of State Highway 60 as conveyed to the State of California by deeds recorded on January 15, 1960 as Instrument No. 3776 and on June 1, 1960 as Instrument No. 48907 of Official Records in the office of the County Recorder of said county, said point also being 33.00 feet northwesterly of the centerline of Fairmount Boulevard; thence northwesterly along the northeasterly line of said Parcel 1 and the southwesterly line of said State Highway 60, the following two (2) courses:

- a) North 65°01'01" West, 149.43 feet; thence
  - b) North 64°10'05" West, 331.17 feet to a point distant, South 63°46'44" East, 5.87 feet from the most northerly corner in common to said Parcel 1 & Parcel 2, said point being the **True Point of Beginning for Parcel 2**; thence leaving the northeasterly line of said Parcel 1 and the southwesterly line of said State Highway 60
- 1) South 27°10'50" West, 125.97 feet; thence
  - 2) South 29°46'16" West, 122.40 feet to a point on the northeasterly line of that certain parcel of land described as Parcel 2 by Resolution No. 20360 of the City Council of the City of Riverside, recorded as Document No. 2003-370713 of Official Records in the office of the County Recorder of said county, said point being distant North 60°13'44" West, 4.40 feet from the southwest corner of said Parcel 2 as described in Document No. 2003-4574700; thence northwesterly along the northeasterly line of said Parcel 2 as described in Document No. 2003-370713, parallel with and 50.00 feet northeasterly, measured at right angles, of the centerline of Market Street, the following two (2) courses:
    - 3) North 60°13'44" West, 94.17 feet to the beginning of a curve concave to the northeast having a radius of 1,950.00 feet; thence
    - 4) Northwesterly 388.22 feet along said curve through a central angle of 11°24'24"; thence leaving the northeasterly line of said Parcel 2 as described in Document No. 2003-370713
    - 5) North 41°10'40" East, 85.53 feet; thence
    - 6) North 25°05'31" East, 101.58 feet to a point on the southwesterly line of said State Highway 60; thence southeasterly along the southwesterly line of said State Highway 60, the following three (3) courses:
      - 7) South 64°54'29" East, 41.47 feet; thence
      - 8) South 62°49'10" East, 300.84 feet; thence
      - 9) South 63°46'44" East, 123.88 feet to the **True Point of Beginning for Parcel 2**.

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- 5) Northwestern 182.02 feet along said curve through a central angle of 05°37'42" to the beginning of a non-tangent curve concave to the southeast having a radius of 20.00 feet, and to which beginning a radial bears North 67°42'12" West; thence leaving the northeasterly line of said Parcel 2 described in Document No. 2003-370713
- 6) Northeasterly, 30.00 feet along said curve through a central angle of 85°57'15" to a point on the southwesterly line of said State Highway 60; thence southeasterly along the southwesterly line of said State Highway 60
- 7) South 64°54'29" East, 431.18 feet to the northwest corner of the herein described Parcel 2 and to the **True Point of Beginning for Parcel 3.**

Containing 1.13 acres, more or less.

Combined area being 7.01 acres, more or less.

Dated: August 4, 2004

Westland Civil, Inc.

*Donald G. Waite*  
 Donald G. Waite, RCE 27364  
 Expires: March 31, 2005



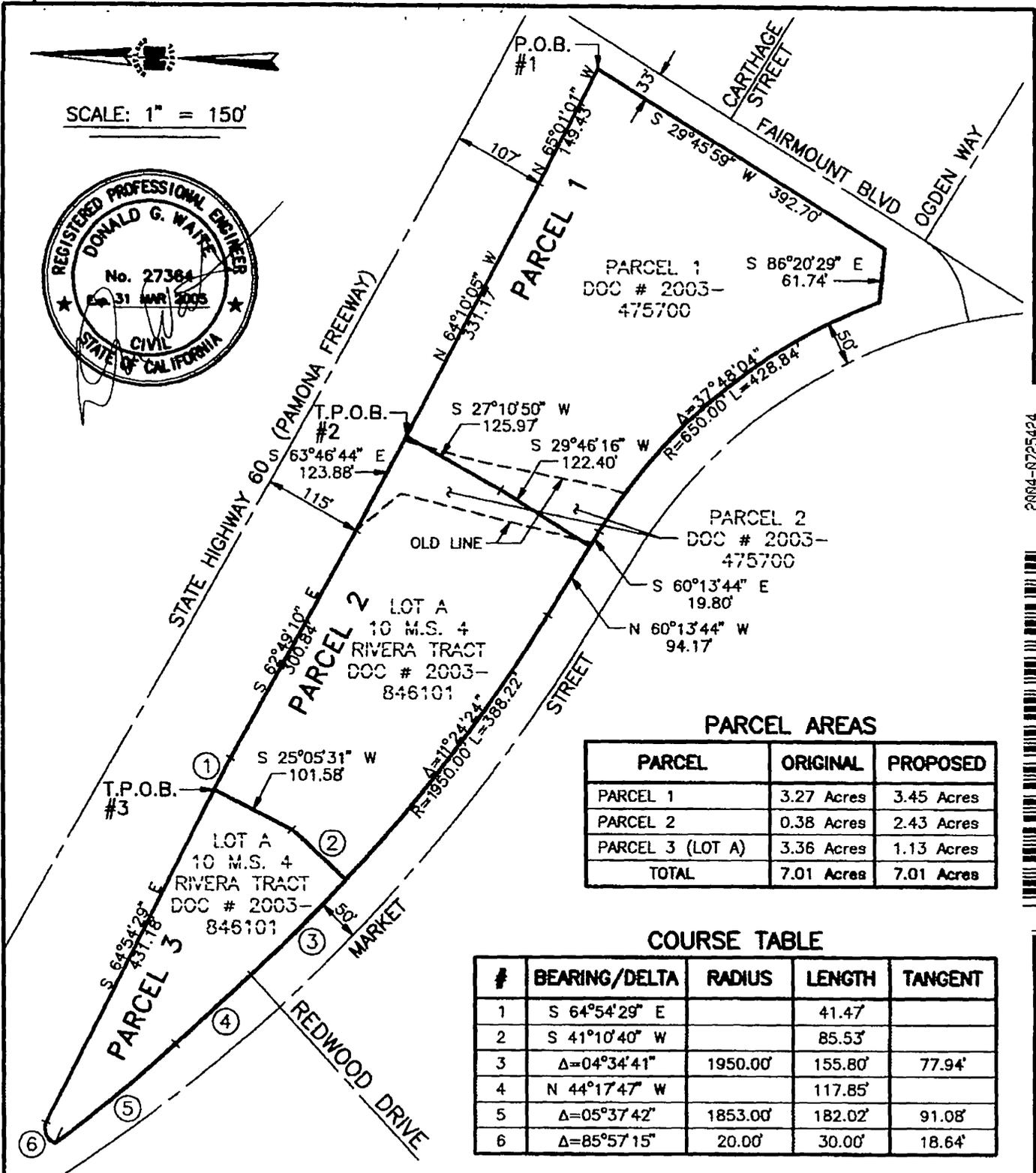
DESCRIPTION APPROVAL  
*[Signature]* 8/30/04  
 DIVISION, CITY OF RIVERSIDE

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SCALE: 1" = 150'



**PARCEL AREAS**

PARCEL	ORIGINAL	PROPOSED
PARCEL 1	3.27 Acres	3.45 Acres
PARCEL 2	0.38 Acres	2.43 Acres
PARCEL 3 (LOT A)	3.36 Acres	1.13 Acres
TOTAL	7.01 Acres	7.01 Acres

**COURSE TABLE**

#	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	S 64°54'29" E		41.47	
2	S 41°10'40" W		85.53	
3	Δ=04°34'41"	1950.00'	155.80'	77.94'
4	N 44°17'47" W		117.85'	
5	Δ=05°37'42"	1853.00'	182.02'	91.08'
6	Δ=85°57'15"	20.00'	30.00'	18.64'

PREPARED BY:

ID #: Silagl.RivMarket



100 NORTH RANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362  
(805) 495-1330 FAX: (805) 446-9125

**LOT LINE ADJUSTMENT  
OF THREE PARCELS FOR THE  
REDEVELOPMENT AGENCY  
OF THE CITY OF RIVERSIDE, CA**

DATE SUBMITTED: 8/04/04

SHEET 1 OF 1

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