

025101075-6B

Recording requested by:

DOC # 2007-0233710

04/06/2007 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

FIDELITY NATIONAL TITLE COMPANY

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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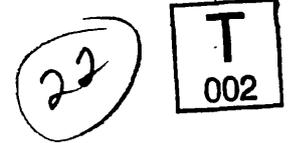
Project: P06-1621 Par A

APN: 257-020-030

Address: S.W. Cor. Palmyrita and Northgate

LL-P06-1621- Par A

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): STN REALTY CALIFORNIA, 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 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Clay Aaro 3-5-07

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 3-5-07, 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:

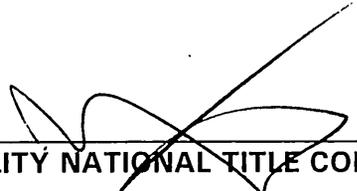
Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: Francisca Andrade
Date Commission Expires: 05/06/07
County where bond is Filed: Riverside
Commission No.: 1416252
Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach

Date - April 1, 2007



FIDELITY NATIONAL TITLE COMPANY

LL-POG-1621

EXHIBIT A
LEGAL DESCRIPTION

Parcel A of City of Riverside LLA P06-1621

PARCEL A

THAT PORTION OF LOT 8 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE NORTH 00°03'39" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 295.71 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 333.00 FEET, THROUGH AN ANGLE OF 27°07'56" AND AN ARC LENGTH OF 157.69 FEET, TO A POINT OF REVERSE CURVATURE.

THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 267.00 FEET, THROUGH AN ANGLE OF 27°08'35" AND AN ARC LENGTH OF 126.49 FEET (THE INITIAL RADIAL LINE BEARS NORTH 62°48'25"EAST);

THENCE NORTH 00°03'00" WEST, A DISTANCE OF 7.75 FEET;

THENCE NORTH 41°35'01" EAST, A DISTANCE OF 36.12 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 58.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF PALMYRITA AVENUE AS SAID CENTERLINE IS SHOWN ON SAID MAP OF LANDS OF EAST RIVERSIDE LAND COMPANY, SAID PARALLEL LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 8;

THENCE SOUTH 89°57'00" WEST ALONG SAID PARALLEL LINE AND SAID NORTHERLY LINE, A DISTANCE OF 383.80 FEET;

THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2042.00 FEET, THROUGH AN ANGLE OF 07°06'08", AND AN ARC LENGTH OF 253.12 FEET, TO THE WESTERLY LINE OF SAID LOT 8;

THENCE SOUTH 00°04'09" EAST ALONG THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 619.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 89°57'47" EAST ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 678.20 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AS GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 14, 2001 AS DOCUMENT NO. 2001-446684, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PREPARED UNDER MY SUPERVISION:

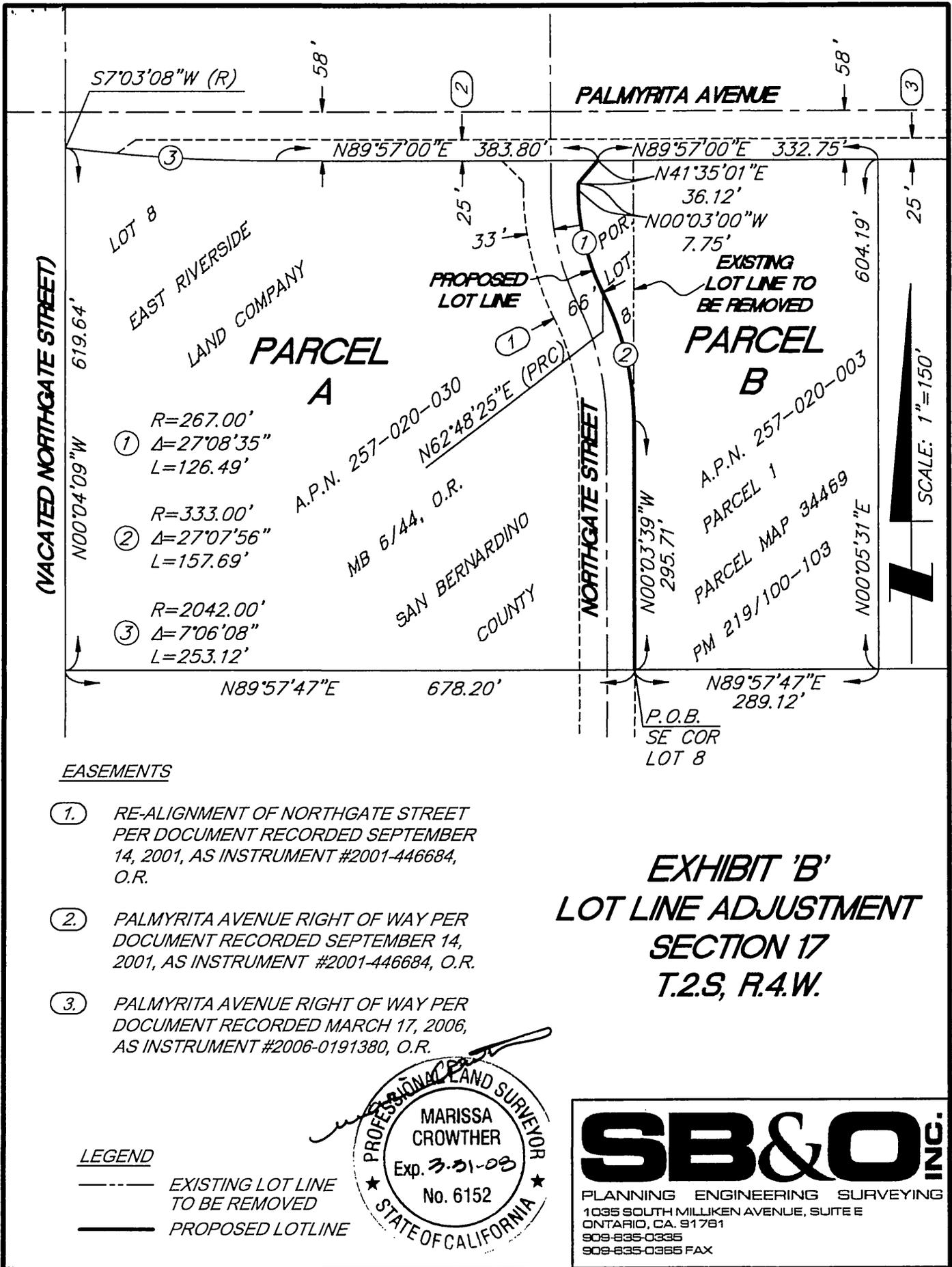
Marissa Crowther

MARISSA CROWTHER P.L.S. 6152

March 1st 2007

DATE





025101075-6b

Recording requested by:

FIDELITY NATIONAL TITLE COMPANY

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

Project: P06-1621 Par B
APN: 257-020-003
Address: S.E. Cor. Palmyrita and Northgate

DOC # 2007-0233711
04/06/2007 08:00A Fee:19.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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LL-P06-1621- Par B

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

19

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002

Property Owner(s): PALMYRITA JP/PI, 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 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Brown 3-5-07
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On April 3, 2007, before me Francisca Andrade
(date) (name)

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

Craig Avon
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:

Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: Francisca Andrade

Date Commission Expires: 05/06/07

County where bond is Filed: Riverside

Commission No.: 1416252

Manufacturer/Vendor No.: NNA1

Place of execution - Newport Beach

Date - April 1, 2007

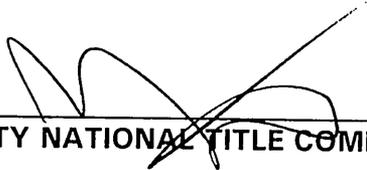

FIDELITY NATIONAL TITLE COMPANY

EXHIBIT A
LEGAL DESCRIPTION

Parcel B of City of Riverside LLA P06-1621

THAT PORTION OF LOT 8 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THAT PORTION OF PARCEL 1 OF PARCEL MAP 34469, BOOK 219 PAGES 100 THROUGH 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE NORTH 00°03'39" WEST ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 295.71 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 333.00 FEET, THROUGH AN ANGLE OF 27°07'56" AND AN ARC LENGTH OF 157.69 FEET, TO A POINT OF REVERSE CURVATURE.

THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 267.00 FEET, THROUGH AN ANGLE OF 27°08'35" AND AN ARC LENGTH OF 126.49 FEET (THE INITIAL RADIAL LINE BEARS NORTH 62°48'25" EAST);

THENCE NORTH 00°03'00" WEST, A DISTANCE OF 7.75 FEET;

THENCE NORTH 41°35'01" EAST, A DISTANCE OF 36.12 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 58.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF PALMYRITA AVENUE AS SAID CENTERLINE IS SHOWN ON SAID MAP OF LANDS OF EAST RIVERSIDE LAND COMPANY, SAID PARALLEL LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 8;

THENCE NORTH 89°57'00" EAST ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 332.75 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 00°05'31" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 604.19 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 89°57'47" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 289.12 FEET TO THE **POINT OF BEGINNING.**

PREPARED UNDER MY SUPERVISION:

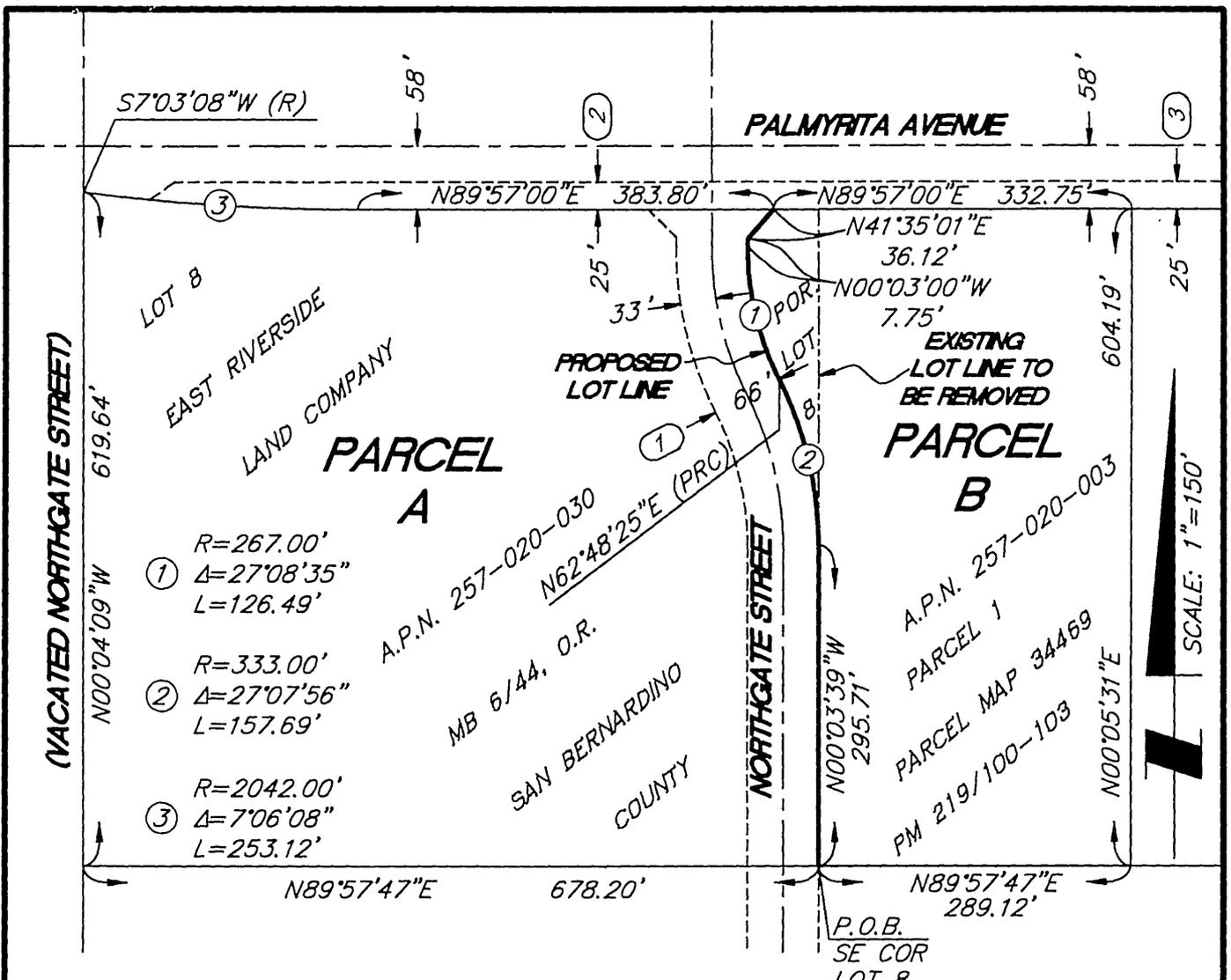


MARISSA CROWTHER P.L.S. 6152

MARCH 14 2007

DATE





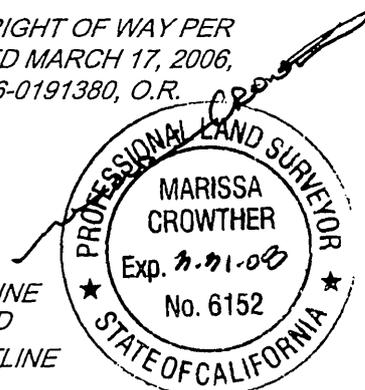
EASEMENTS

- ① RE-ALIGNMENT OF NORTHGATE STREET PER DOCUMENT RECORDED SEPTEMBER 14, 2001, AS INSTRUMENT #2001-446684, O.R.
- ② PALMYRITA AVENUE RIGHT OF WAY PER DOCUMENT RECORDED SEPTEMBER 14, 2001, AS INSTRUMENT #2001-446684, O.R.
- ③ PALMYRITA AVENUE RIGHT OF WAY PER DOCUMENT RECORDED MARCH 17, 2006, AS INSTRUMENT #2006-0191380, O.R.

EXHIBIT 'B'
LOT LINE ADJUSTMENT
SECTION 17
T.2.S, R.4.W.

LEGEND

- EXISTING LOT LINE TO BE REMOVED
- PROPOSED LOTLINE



SB&O INC.
 PLANNING ENGINEERING SURVEYING
 1035 SOUTH MILLIKEN AVENUE, SUITE E
 ONTARIO, CA. 91781
 909-835-0335
 909-835-0385 FAX