

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2010-0203850
05/04/2010 08:00A Fee:27.00
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Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

And when recorded, mail to:



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

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 513

28

Project: P09-0120
APN: 155-290-054, 055, 056 & 057
Address: 6426 & 6444 Van Buren Blvd.

**LL-P09-0120
PARCEL "A"**



**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR PARCEL MERGER

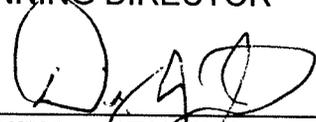
Property Owner: **Arlington-Van Buren Investment, LLC,**
a California limited liability company

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Parcel Merger is hereby issued creating the **ONE (1)** parcel 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 complies 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:  1-11-10
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

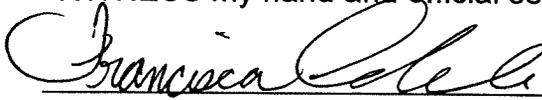
County of Riverside } ss

On January 11, 2010, before me, Francisca Andrade, notary public,

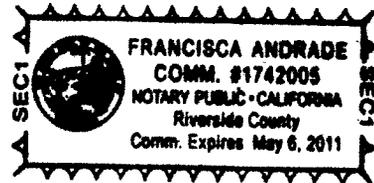
personally appeared Dirk A. Jenkins who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Signature



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EXHIBIT "A"
PROPERTY DESCRIPTION

PARCEL "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP SHOWING A SUBDIVISION OF THE RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, AS SAID CORNER IS SHOWN UPON A RECORD OF SURVEY ON FILE IN BOOK 15, PAGE 39 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, SAID CORNER BEING THE INTERSECTION OF THE CENTERLINE OF ARLINGTON AVENUE AND VAN BUREN BOULEVARD, AS SHOWN ON SAID RECORD OF SURVEY; THENCE, ALONG SAID CENTER LINE OF ARLINGTON AVENUE, NORTH 89°40' WEST, 20.00 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTERLINE OF ARLINGTON AVENUE, NORTH 83°10' WEST, 99.88 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN DRAINAGE RIGHT OF WAY CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 19, 1910 IN BOOK 304, PAGE 103 OF DEEDS, RECORDS OF SAID COUNTY; THENCE LEAVING SAID CENTERLINE, NORTH 27°38'20" WEST, 72.78 FEET ALONG THE SAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID DRAINAGE RIGHT OF WAY, TO A POINT IN THE NORTHERLY LINE OF THE PROPERTY GRANTED TO THE CITY OF RIVERSIDE AS SHOWN IN THE GRANT DEED RECORDED OCTOBER 27, 2008 AS DOCUMENT NO. 2008-0571474 OF OFFICIAL RECORDS, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 27°38'20" WEST, 273.66 FEET TO AN ANGLE POINT; THENCE NORTH 32°27'20" WEST, 451.58 FEET TO THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHEASTERLY BOUNDARY OF PARCEL 1150-1E, SHOWN AS BEING "N 57°31'53" E, 64.86" PER THE RECORD OF SURVEY ON FILE IN BOOK 60, PAGES 11 THROUGH 14 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY; THENCE ALONG SAID COURSE, NORTH 57°32'29" EAST, 65.00 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN A GRANT DEED RECORDED DECEMBER 4, 2009 AS DOCUMENT No. 2009-0627029, OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID COURSE AND ALONG SAID LINE, SOUTH 32°27'35" EAST 244.82 FEET TO THE NORTHERLY LINE OF PARCEL 1 SHOWN IN THE GRANT DEED RECORDED APRIL 18, 1977 AS INSTRUMENT NO. 65298 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°42'05" EAST, 273.87 FEET TO A LINE PARALLEL WITH AND 65.00 FEET WESTERLY OF THE CENTERLINE OF SAID VAN BUREN BOULEVARD; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°17'55" WEST, 427.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°32'05" AN ARC LENGTH OF 50.55 FEET TO SAID NORTHERLY LINE OF DOCUMENT NO. 08-0571474 OF OFFICIAL RECORDS; THENCE, ALONG SAID NORTHERLY LINE, NORTH 83°10'00" WEST, 55.31 FEET TO THE **TRUE POINT OF BEGINNING**.

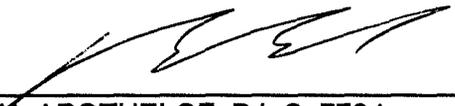
EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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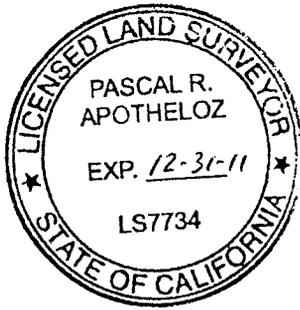
SUBJECT TO ALL COVENANTS, CONDITIONS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



PASCAL APOTHELOZ P.L.S. 7734
REGISTRATION EXPIRES 12-31-11

1-18-10
DATE



DESCRIPTION APPROVAL:
BY:  1/20/2010
DATE
FOR: MARK S. BROWN
CITY SURVEYOR



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EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

PARCEL 1150-1E
R.S. 15/11-14

EASTERLY LINE OF LAND
CONVEYED TO V.G. VIAL BY DEED
RECORDED JULY 27, 1955
AS INST. NO. 49044, O.R.

NORTHEASTERLY LINE OF LAND
DESCRIBED IN DEED RECORDED
DECEMBER 04, 2009 AS DOC.
NO. 2009-0627029, O.R.



SCALE: 1"=100'

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S.E. 1/4
FRACTIONAL SEC. 36,
T2S., R.6W.
SHOWN ON MAP OF
RANCHO LA SIERRA
M.B. 6/70

SWLY LINE OF
DRAINAGE EASEMENT
RECORDED 4-19-10
304/100-103 DEEDS

PCL. 1
INST. 65298 O.R.

PARCEL "A"

DELETED LINE

PCL. 2
INST. 65298 O.R.

DEED REC. 3/01/28
BK. 755 PG. 5, O.R.
DEED REC. 3/01/28
BK. 755 PG. 5, O.R.

DELETED LINE

DEED REC. 10/27/08
DOC. NO. 08-0571471, O.R.

DEED REC. 10/27/08
DOC. NO. 08-0571475, O.R.

$\Delta=96^{\circ}32'05"$
 $R=30.00'$
 $L=50.55'$

DEED REC. 10/27/08
DOC. NO. 08-0571474, O.R.

ARLINGTON AVENUE

T.P.O.B.

N83°10'00"W 99.88'
N89°40'00"W 20.00'
P.O.C.
S.E. COR. FRACTIONAL SEC. 36

VAN BUREN BLVD.

526.74'
427.49'
S00°17'55"W
65'
N00°17'55"E

SHEET 1 OF 1

EXHIBIT "B"
PROPERTY DESCRIPTION
RIVERSIDE, CALIFORNIA

DORC DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 N. Riverview Drive, Ste. 100
Anaheim Hills, California 92808
(714) 685-6860

LL-P09-0120