

2

Recording requested by:

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
NATIONAL/COMMERCIAL SERVICES  
COMMERCIAL/INDUSTRIAL DIVISION

*NCS 505665-SAH*  
DOCUMENTARY

TRANSFER TAX = \$0.00

NO CONSIDERATION

DOC # 2012-0486853

10/12/2012 08:00 AM Fees: \$33.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: QHENSON

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: P11-0696

APN: 234-020-033 & -034

Address: 3487 Tyler Street

**P11-0696**

**LOT LINE ADJUSTMENT**

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): Tyler Mall Limited Partnership, a Delaware Limited Partnership

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 Lot Line Adjustment is hereby issued creating the TWO 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.**

*LL-P11-0696*

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Steve Hayes  
Interim City Planner

By: *Erin Gettis*  
Erin Gettis, Principal Planner

2/21/2012  
Date

State of California

County of Riverside } ss

On Feb. 22, 2012, before me, MERCEDES DAEMS,  
notary public, personally appeared, Erin Gettis

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.

*Mercedes*  
Notary Signature

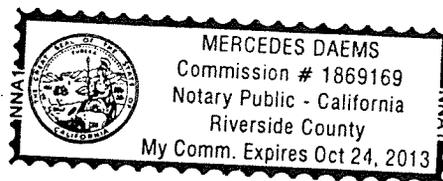


EXHIBIT "A"

Galleria at Tyler  
Lot Line Adjustment Case  
P11-0696  
APN 234-020-034 & PORTION-033

**PARCEL A**

Parcel "13" together with a portion of Parcel "12" all of Parcel Map No. 23114 as shown by map on file in Book 169 Pages 74 through 82 of Parcel Maps, records of the County of Riverside, State of California, more particularly described as follows:

**BEGINNING** at the most easterly corner of said Parcel "13";

THENCE along the southeasterly line of said Parcel "13" South  $55^{\circ}59'29''$  West, a distance of 169.32 feet;

THENCE South  $60^{\circ}24'17''$  West, continuing along said southeasterly line of said Parcel "13" a distance of 290.69 feet to the most southerly corner of said Parcel "13";

THENCE along the southwesterly line of said Parcel "13" North  $34^{\circ}00'00''$  West, a distance of 289.78 feet to the most westerly corner of said Parcel "13";

THENCE along the northwesterly line of said Parcel "13" North  $56^{\circ}00'00''$  East, a distance of 24.59 feet to the most southerly corner of said Parcel "12";

THENCE North  $56^{\circ}00'00''$  East, continuing along said northwesterly line of said Parcel "13" a distance of 252.25 feet, distant 182.33 feet southwesterly from the most northerly corner of said Parcel "13";

THENCE North  $34^{\circ}00'00''$  West, a distance of 293.73 feet to a point on the northwesterly line of said Parcel "12", distant 252.25 feet northeasterly from the most westerly corner of said Parcel "12";

THENCE along the northwesterly line of said Parcel "12" North  $56^{\circ}00'08''$  East, a distance of 192.33 feet to the most northerly corner of said Parcel "12";

THENCE along the northeasterly line of said Parcel "12" South  $33^{\circ}59'52''$  East, a distance of 181.22 feet;

THENCE South  $28^{\circ}26'01''$  East, continuing along said northeasterly line of said Parcel "12" a distance of 103.14 feet;

THENCE South  $33^{\circ}59'52''$  East, continuing along said northeasterly line of said Parcel "12" a distance of 9.85 feet to the most easterly corner of said Parcel "12";

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THENCE along the northeasterly line of said Parcel "13" South  
33°59'52" East, a distance of 312.08 feet to the **POINT OF BEGINNING**;

Containing 4.499 acres more or less.

PORTION APN 234-020-033

**PARCEL B**

A portion of Parcel "12" of Parcel Map No. 23114 as shown by map on  
file in Book 169 Pages 74 through 82 of Parcel Maps, records of the  
County of Riverside, State of California, more particularly described  
as follows:

**BEGINNING** at the most westerly corner of said Parcel "12";

THENCE along the southwesterly line of said Parcel "12" South  
34°00'00" East, a distance of 293.73 feet to the most southerly corner  
of said Parcel "12";

THENCE along the southeasterly line of said Parcel "12" North  
56°00'00" East, a distance of 252.25 feet, distant 182.33 feet  
southwesterly from the most easterly corner of said Parcel "12";

THENCE North 34°00'00" West, a distance of 293.73 feet to a point on  
the northwesterly line of said Parcel "12" , distant 252.25 feet  
northeasterly from the most westerly corner of said Parcel "12";

THENCE along the northwesterly line of said Parcel "12" South  
56°00'08" West, a distance of 252.25 feet to the **POINT OF BEGINNING**;

Containing 1.701 acres more or less.



DESCRIPTION APPROVAL  
 2/29/2012  
MARK S. BROWN DATE  
CITY SURVEYOR

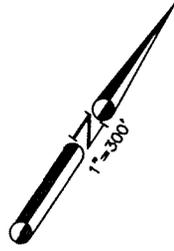
BRIO ENGINEERING ASSOCIATES, INC.  
1885 The Alameda, Suite 210  
San Jose, CA 95126

LL-P11-0696

MAGNOLIA

AVENUE

R.S. 44/78



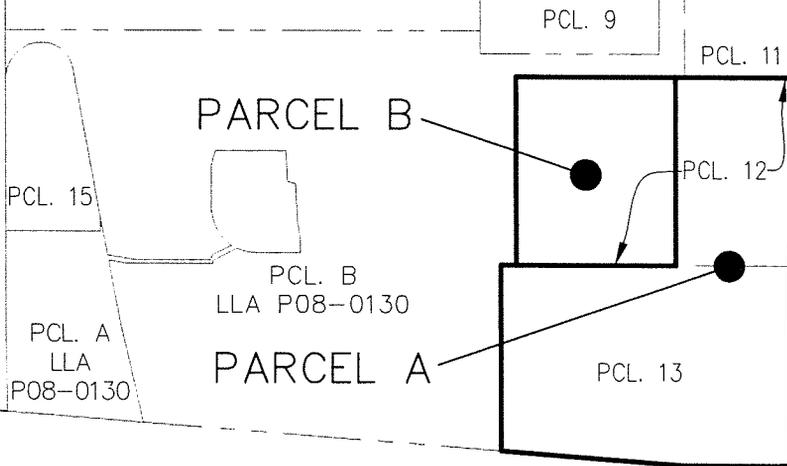
TYLER

HUGHES

PARCEL MAP NO. 23114  
P.M.B. 169/74-82

STREET

ALLEY



PLAT TO ACCOMPANY A DESCRIPTION

LOT LINE ADJUSTMENT  
GALLERIA AT TYLER

CITY OF RIVERSIDE

**BRIO Engineering**

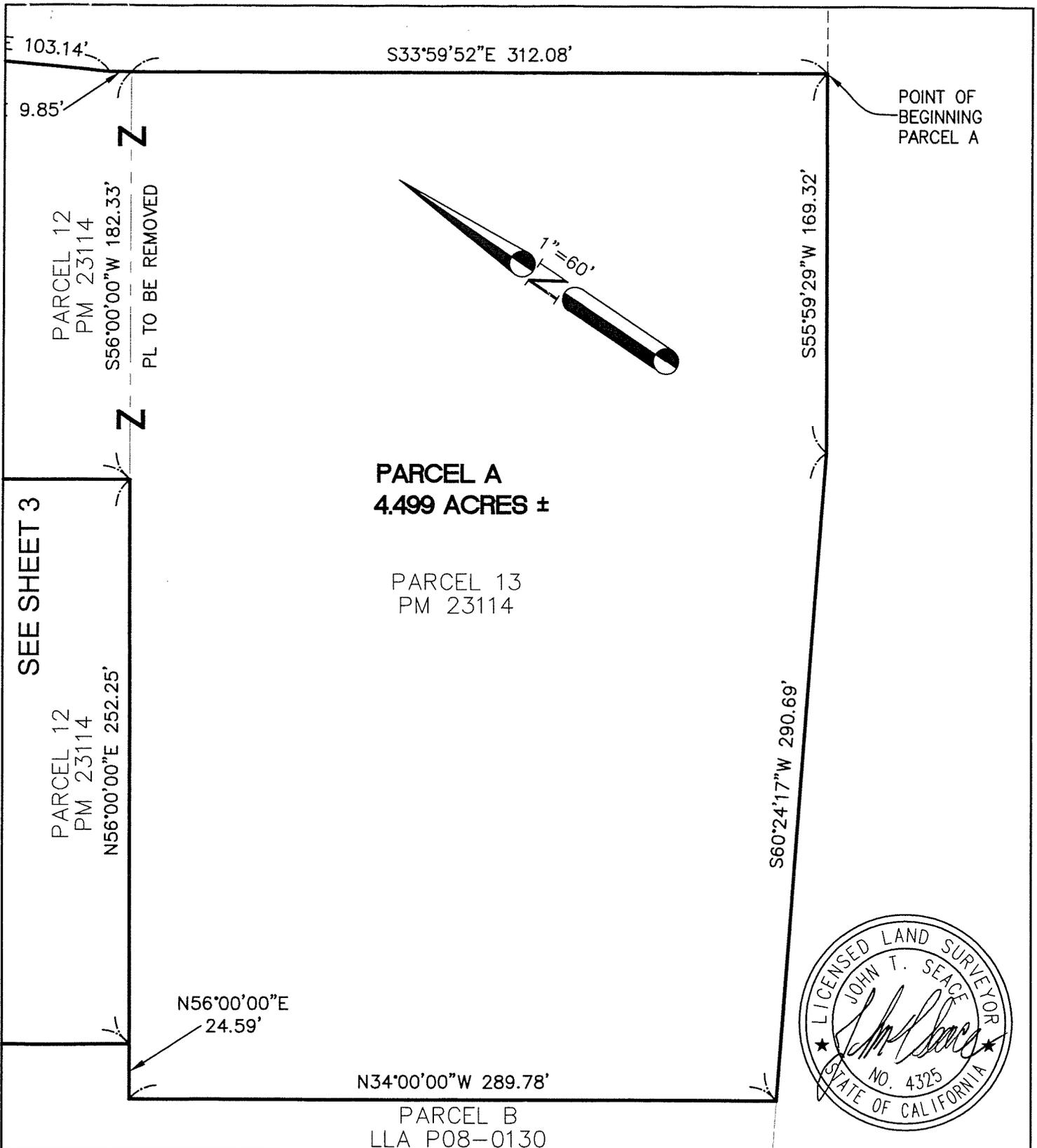
ASSOCIATES, INC.

1885 The Alameda, Suite 210  
San Jose, CA 95126-1747  
Tel. (408) 241-5494  
Fax (408) 241-5493

Date: 02-17-12	Scale: 1"=300'	Job: TYLR1106
Drawn By: KSN	Designer:	Checked: JS

SHEET 1 of 3

LL-P11-0696

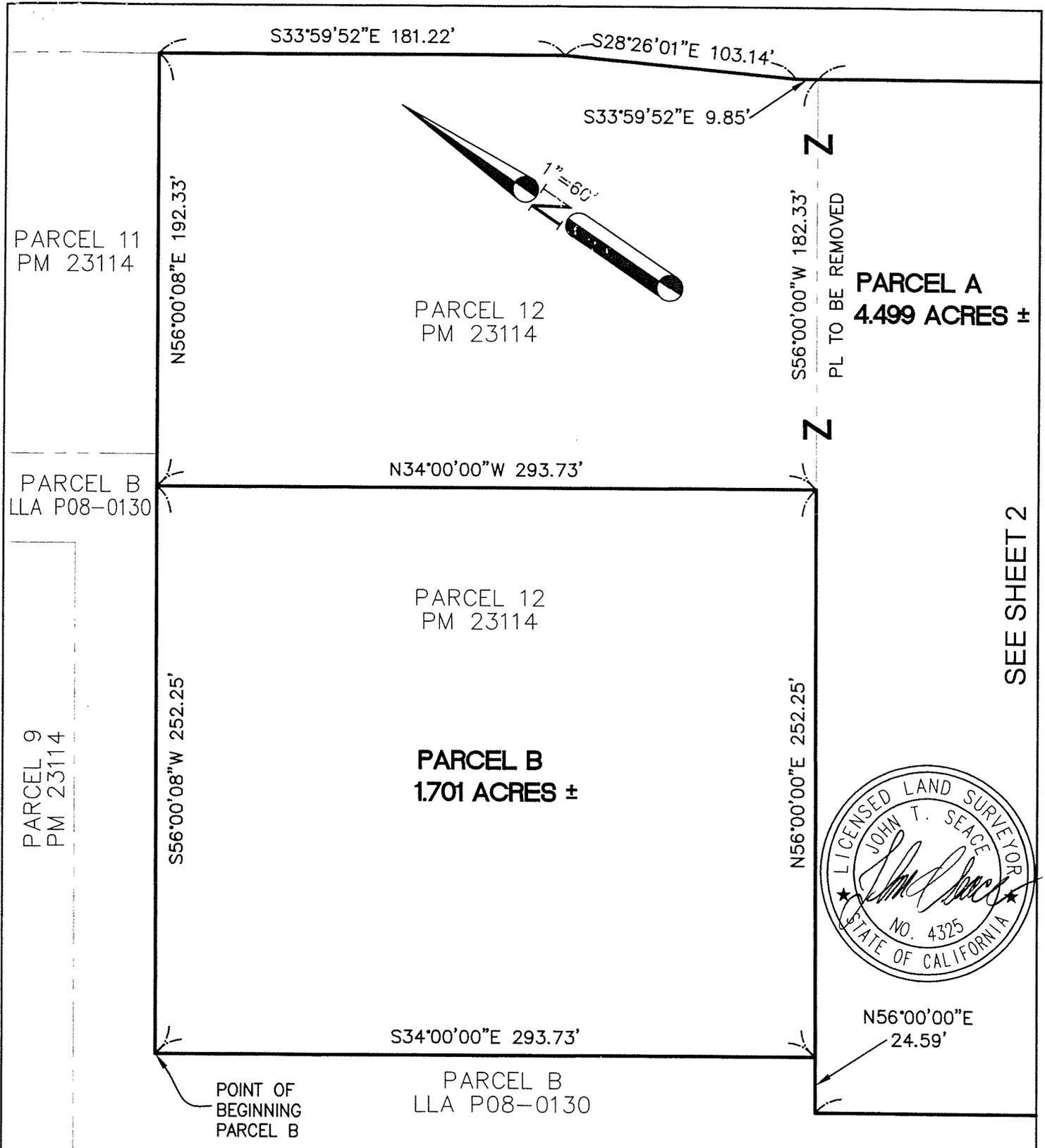


PLAT TO ACCOMPANY A DESCRIPTION		
LOT LINE ADJUSTMENT GALLERIA AT TYLER		
CITY OF RIVERSIDE		
Date: 02-17-12	Scale: 1"=60'	Job: TYLR1106
Drawn By: KSN	Designer:	Checked: JS

**BRIC Engineering**  
 ASSOCIATES, INC.  
 1885 The Alameda, Suite 210  
 San Jose, CA 95126-1747  
 Tel. (408) 241-5494  
 Fax (408) 241-5493

SHEET 2 of 3

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PARCEL 11  
PM 23114

PARCEL B  
LLA P08-0130

PARCEL 9  
PM 23114

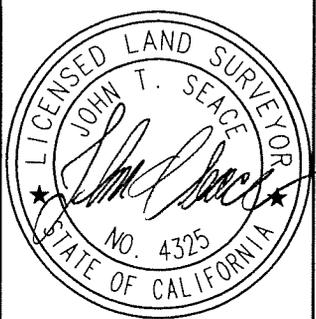
PARCEL 12  
PM 23114

PARCEL 12  
PM 23114

PARCEL B  
1.701 ACRES ±

PARCEL A  
4.499 ACRES ±

SEE SHEET 2



POINT OF  
BEGINNING  
PARCEL B

PARCEL B  
LLA P08-0130

PLAT TO ACCOMPANY A DESCRIPTION		
LOT LINE ADJUSTMENT GALLERIA AT TYLER		
CITY OF RIVERSIDE		
Date: 02-17-12	Scale: 1"=60'	Job: TYLR1106
Drawn By: KSN	Designer:	Checked: JS

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SHEET 3 of 3

LL - P11-0696