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Riverside, California 92522

**DOC # 2003-698622**

09/10/2003 08:00A Fee:22.00

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: LL-025-023  
A.P.N. 237-040-002 & 010

**LL - 025-023**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RIVERSIDE LINCOLN, 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 1 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: John A Swiecki 8/28/03  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

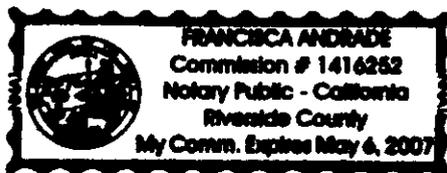
County of Riverside } ss

On 9-2-03, 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:

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





GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(909) 486-7000  
<http://riverside.asrclkrec.com>

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: FRANCISCA ANDRADE

Commission #: 1416252

Place of Execution: COUNTY OF RIVERSIDE, CA.

Date Commission Expires: MAY 6, 2007

Date: 9/9/03

Signature: 

Print Name: KEVIN D. RICHER



**EXHIBIT "A"**

**PARCEL 1**

THAT PORTION OF LOT 1 IN BLOCK 51 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. MORE PARTICULARLY DESCRIBES AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE NORTH 34° 00' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 115.00 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT OF BEGINNING BEING THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 6, 2003 AS INSTRUMENT NO. 411135, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING NORTH 34° 00' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 527.28 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 19, 1978, AS INSTRUMENT NO. 101372 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 20° 22' 07" EAST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 19, 1978, A DISTANCE OF 9.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE DISTANT 44.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF SAID LINCOLN AVENUE;

THENCE NORTH 56° 00' 00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 472.23 FEET;

THENCE SOUTH 33° 59' 30" EAST PARALLEL AND DISTANT 160.67 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 647.83 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE SOUTH 56° 00' 30" WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 256.29 FEET TO THE EASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 6, 2003;

THENCE NORTH 34° 00' 00" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 6, 2003, 115.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 6, 2003;

THENCE SOUTH 56° 00' 30" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 6, 2003, 223.48 FEET TO THE **TRUE POINT OF BEGINNING**.

THIS LOT CONTAINS 225,099 S.F. (5.17 ACRES) MORE OR LESS.



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LL-025-023<sup>4</sup>

**PARCEL 2**

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 51 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET;

THENCE NORTH 33° 59' 00" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 624.94 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED AUGUST 22, 2003, AS INSTRUMENT NO. 2003-645410 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 67° 06' 23" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN DOCUMENT RECORDED AUGUST 22, 2003, A DISTANCE OF 27.46 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE;

THENCE SOUTH 56° 00' 00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 19, 1978, AS INSTRUMENT NO. 101372 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 786.20 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 160.67 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE SOUTH 33° 59' 30" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 647.83 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE NORTH 56° 00' 30" EAST ALONG SAID SOUTHEASTERLY LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 801.11, FEET TO THE POINT OF **BEGINNING**.

THIS LOT CONTAINS 518,884 S.F. (11.91 ACRES) MORE OR LESS.

DESCRIPTION APPROVAL 8/26/2003  
for K. Strawn by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

