

Recording requested by:

DOC # 2001-069679

02/22/2001 08:00A Fee:18.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					7				JL
A	R	L	FOR RECORDER'S OFFICE USE ONLY						

20

Project: **LL-026-990**
1450 Citrus Avenue
A.P.N. 247-170-017 & 018

LL - 026 - 990



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **GEORGIA PACIFIC CORPORATION, a Georgia Corporation**

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 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 2-21-01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Riverside }^{ss}

On February 21, 2001, 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.

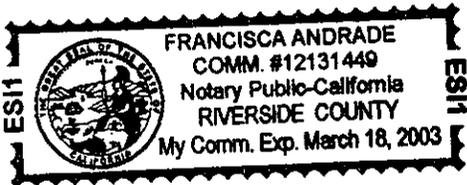
CAPACITY CLAIMED BY SIGNER

() 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:



WITNESS my hand and official seal.

Francisca Andrade
(signature)

Mail to: Kevin Richer

Land Development Design Corporation

1910 S. Archibald Ave. Ste. N

Ontario, Ca. 91761

EXHIBIT "A"

NEW LOT DESCRIPTION

LOCATED IN SECTION 7, T2S, R4W, S.B.M.; BEING A PORTION OF LOTS 75 & 80 OF EAST RIVERSIDE, PER MAP BOOK 7, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF A PARCEL MAP RECORDED IN BOOK 9, PAGE 17, OF PARCEL MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PALMYRITA AVENUE, MEASURED 33.00 FEET AT RIGHT ANGLES FROM THE CENTERLINE OF SAID STREET,

THENCE SOUTH 89° 49' 25" EAST ALONG SAID RIGHT-OF-WAY, 437.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF THE ATCHINSON, TOPEKA AND SANTA FE RAILROAD MEASURED 50.00 FEET AT RIGHT ANGLES FROM CENTERLINE OF SAID RAILROAD;

THENCE NORTH 34° 58' 45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, 761.57 FEET;

THENCE NORTH 89° 52' 10" WEST, 250.02 FEET;

THENCE NORTH 0° 11' 20" WEST, 330.00 FEET;

THENCE NORTH 89° 52' 10" WEST, 286.66 FEET;

THENCE NORTH 0° 11' 20" WEST, 294.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CITRUS AVENUE, MEASURED 33.00 FEET AT RIGHT ANGLES FROM CENTERLINE OF SAID STREET;

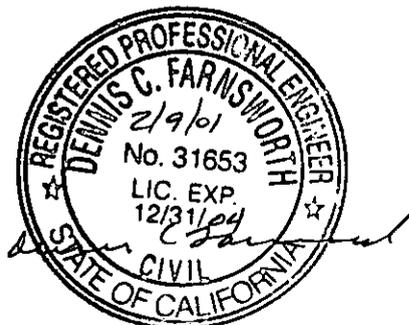
THENCE NORTH 89° 55' 05" WEST ALONG SAID RIGHT-OF-WAY, 50.00 FEET;

THENCE SOUTH 0° 11' 20" EAST, 294.39 FEET;

THENCE NORTH 89° 52' 10" WEST, 287.38 FEET;

THENCE SOUTH 0° 04' 35" EAST, 954.66 FEET TO THE **POINT OF BEGINNING**;

THIS LOT CONTAINS 630,680 S.F., MORE OR LESS.



DESCRIPTION APPROVAL 2/12/01
Walter R. Frye by ---
SURVEYOR, CITY OF RIVERSIDE

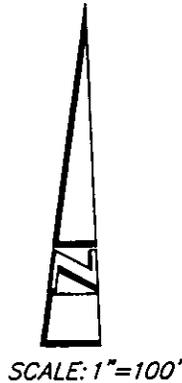
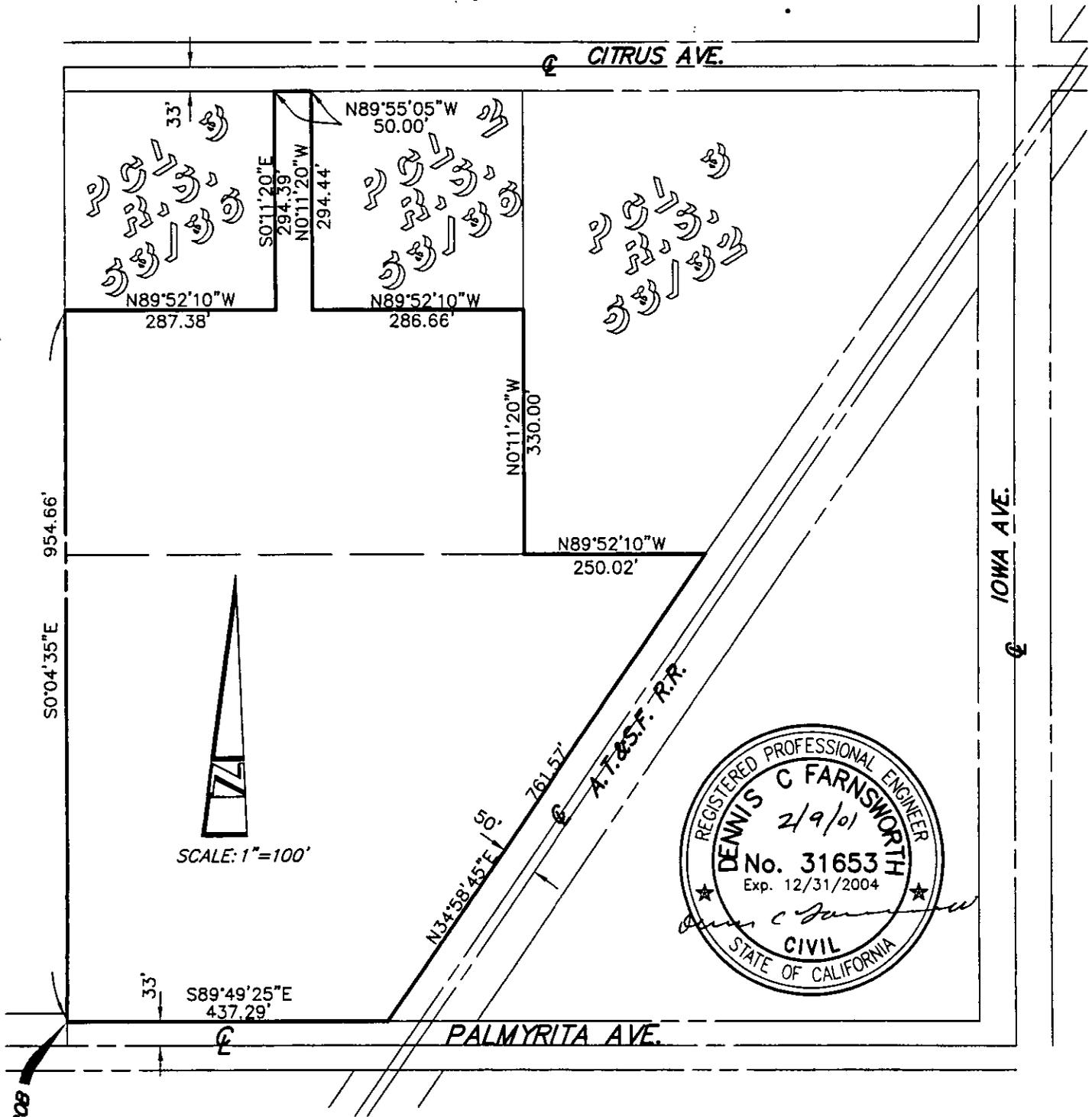


2001-069679
02/22/2001 08 00A
4 of 5

LL-026-990

EXHIBIT "B"

2001-069679
02/22/2001 08:08A
5 of 5



11-5
11-7

LAND DEVELOPMENT DESIGN CORPORATION	1910 S. ARCHIBALD AVE., STE. N ONTARIO, CA 91761 (909) 930-1466 FAX (909) 930-1468 PLANNING • CIVIL • SURVEYING			
	DATE: 2/9/01	SCALE: 1"=200'	SHEET: 1 OF 1	JOB NO. 3330

LL-026-990