



Recording requested by:

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					6			✓	LR
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: LL-040-989
A.P.N. 257-020-006, -007, -010, & -011

LL-040-989



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CASPIAN PROPERTIES INC and DARRELL A BUTLER and RVIERSIDE COMMERCIAL PROPERTIES INC. as their interests appear of record.

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 8-10-00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On August 10, 2000 before me Francisca Andrade
(date) (name)

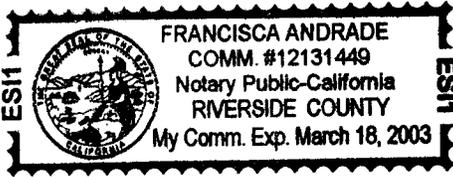
a Notary Public in and for said State, personally appeared

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:



2000-398256
10/10/2000 08:00A
2 of 5

EXHIBIT "A"

PARCEL A

THAT PORTION OF LOT 6 IN SECTION 17, T2S, R4W OF THE 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, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6;

THENCE S00°03'27"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 44.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF PALMYRITA AVENUE;

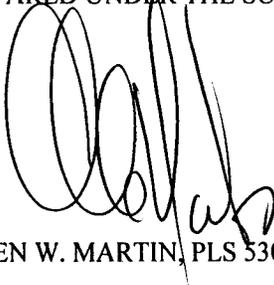
THENCE S00°03'27"E CONTINUING ALONG SAID EAST LINE A DISTANCE OF 618.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE S89°56'56"W ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 273.30 FEET TO A POINT ON THE EAST LINE OF THE GAGE CANAL;

THENCE N02°24'23"W ALONG SAID EAST LINE A DISTANCE OF 618.87 FEET TO A POINT 44.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF PALMYRITA;

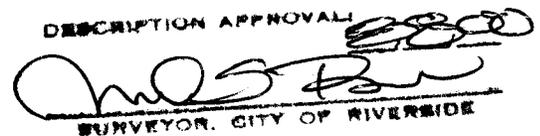
THENCE N89°56'09"E AND PARALLEL TO THE CENTERLINE OF PALMYRITA AVENUE A DISTANCE OF 298.66 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:

 6/16/03
ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03



DESCRIPTION APPROVAL


SURVEYOR, CITY OF RIVERSIDE



2000-338256
18/18/2000 08:00A
3 of 5

LL-040-989-3

EXHIBIT "A"

PARCEL B

THAT PORTION OF LOT 11 IN SECTION 17, T2S, R4W OF THE 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, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE N00°03'27"W ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 11.00 FEET TO A POINT 44.00 FEET NORTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF COLUMBIA AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°57'43"W AND PARALLEL TO THE CENTERLINE OF COLUMBIA AVENUE A DISTANCE OF 291.47 FEET TO A POINT ON THE EAST LINE OF THE GAGE CANAL, SAID EAST LINE BEING A NONTANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET, HAVING A RADIAL LINE WHICH BEARS S78°07'47"E;

THENCE NORTHERLY ALONG SAID EAST LINE THROUGH A CENTRAL ANGLE OF 05°21'52" AN ARC LENGTH OF 32.77 FEET;

THENCE N06°30'21"E CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 135.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1185.37 FEET;

THENCE NORTHERLY CONTINUING ALONG SAID EAST LINE THROUGH A CENTRAL ANGLE OF 08°08'25" AN ARC LENGTH OF 168.41 FEET;

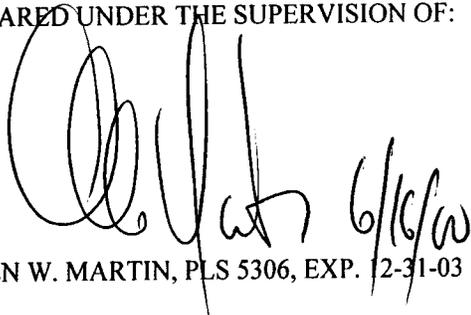
THENCE N01°38'05"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 128.65 FEET;

THENCE N02°24'23"W CONTINUING ALONG SAID EAST LINE A DISTANCE OF 154.92 TO A POINT ON THE NORTH LINE OF SAID LOT 11;

THENCE N89°56'56"E ALONG SAID NORTH LINE A DISTANCE OF 273.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;

THENCE S00°03'27"E ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 618.41 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:


ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03



DESCRIPTION APPROVED 

SURVEYOR, CITY OF RIVERSIDE



2000-398258
10/10/2000 08:00A
4 of 5

LL-040-989-4

