

Recording requested by:

DOC # 2008-0550833

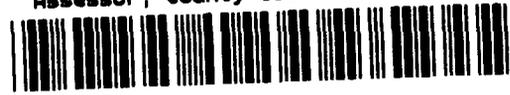
10/14/2008 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

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

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FOR RECORDER'S OFFICE USE ONLY

Project: P07-0355  
APN: 246-081-016 & Portion -019  
Address: 340 Orange Street

LL-P07-0355  
PARCEL A



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RAMON C. AGUILAR and NORMA G. AGUILAR, husband and wife as community property, as to an undivided one-half interest and RAFAEL AGUILAR and MARIA AGUILAR, husband and wife as community property, as to an undivided one-half interest, as tenants in common**

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 **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: Craig Aaron  
CRAIG AARON  
DEPUTY PLANNING DIRECTOR

11-6-07  
DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On Nov. 6, 2007, 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:

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

EXHIBIT "A"  
LEGAL DESCRIPTION FOR PARCEL "A" OF L.L.A. No. P07-0355

THAT PORTION OF LOT 3 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 OF RECORDS OF SURVEY, AT PAGE 3, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF PLACENTIA ROAD AND ORANGE STREET, AS SHOWN BY MAP ON FILE IN BOOK 83 OF RECORDS OF SURVEY, AT PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH  $24^{\circ} 57' 51''$  EAST, ALONG THE CENTERLINE OF ORANGE STREET, A DISTANCE OF 323.19 FEET;

THENCE NORTH  $26^{\circ} 59' 30''$  EAST, CONTINUING ALONG THE CENTERLINE OF SAID ORANGE STREET, A DISTANCE OF 287.10 FEET;

THENCE SOUTH  $63^{\circ} 00' 30''$  EAST, LEAVING THE CENTERLINE OF SAID ORANGE STREET, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY LINE OF SAID ORANGE STREET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1367.37 FEET, AND TO WHICH POINT A RADIAL LINE BEARS SOUTH  $63^{\circ} 00' 30''$  EAST, SAID CURVE WILL BE CALLED CURVE "A" FOR THE PURPOSE OF THIS LEGAL DESCRIPTION;

THENCE NORTHWESTERLY, ALONG SAID CURVE AND THE EASTERLY LINE OF SAID ORANGE STREET, THROUGH CENTRAL ANGLE OF  $05^{\circ} 13' 48''$ , A DISTANCE OF 124.81 FEET, TO WHICH A RADIAL LINE BEARS SOUTH  $68^{\circ} 14' 18''$  EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 2731, RECORDED JANUARY 19, 1989, AS INSTRUMENT NO. 1989-17285, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH  $70^{\circ} 29' 50''$  EAST, ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 3.00 FEET, TO A POINT ON A CURVE CONCENTRIC WITH AND 3.00 FEET EASTERLY OF AS MEASURED RADIALLY TO SAID CURVE "A", SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1370.37 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH  $68^{\circ} 14' 36''$  EAST, BEING THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE NORTHEASTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF  $08^{\circ} 49' 25''$ , A DISTANCE OF 211.04 FEET;

THENCE NORTH  $60^{\circ} 44' 05''$  EAST, A DISTANCE OF 34.18 FEET, TO A POINT ON A CURVE WHICH IS 44.00 FEET SOUTHWESTERLY OF AND

PARALLEL/CONCENTRIC WITH THE FOLLOWING DESCRIBED RE-ALIGNED CENTERLINE OF CENTER STREET:

BEGINNING AT THE CENTERLINE INTERSECTION OF VERSAILLES PLACE AND CENTER STREET, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH  $60^{\circ} 52' 00''$  WEST, ALONG THE CENTERLINE OF CENTER STREET, A DISTANCE OF 62.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $14^{\circ} 51' 04''$ , A DISTANCE OF 311.04 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $04^{\circ} 57' 45''$ , A DISTANCE OF 103.94 FEET, TO THE NORTHERLY PROLONGATION OF THE CENTERLINE OF ORANGE STREET, SAID CENTERLINE HAVING A RADIUS OF 1337.37 FEET, AS SHOWN ON HEREINABOVE MENTIONED RECORD OF SURVEY, BEING THE TERMINATION OF SAID RE-ALIGNED CENTERLINE DESCRIPTION, SAID PARALLEL/CONCENTRIC CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1244.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH  $16^{\circ} 14' 06''$  WEST;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $01^{\circ} 22' 20''$ , A DISTANCE OF 29.79 FEET, TO A POINT ON THE CENTERLINE OF THE RIVERSIDE WATER COMPANY OLD CANAL RIGHT-OF-WAY, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH  $03^{\circ} 41' 36''$  EAST, ALONG THE CENTERLINE OF SAID RIVERSIDE WATER COMPANY OLD CANAL RIGHT-OF-WAY, A DISTANCE OF 106.17 FEET, TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 3, IN DEED TO MOHAMMED FARROKHI, ET UX., RECORDED NOVEMBER 6, 2003, AS INSTRUMENT NO. 2003-881595, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE SOUTH  $60^{\circ} 52' 00''$  EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 13.27 FEET, TO THE SOUTHWESTERLY CORNER OF PARCEL 1 AS DESCRIBED IN SAID DEED;

THENCE SOUTH  $00^{\circ} 50' 06''$  WEST, A DISTANCE OF 141.23 FEET, TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1, IN DEED TO LION GUTIERREZ, ET UX., RECORDED DECEMBER 26, 1950, IN BOOK 1230, AT PAGE 418, OFFICIAL RECORDS OF RIVERSIDE

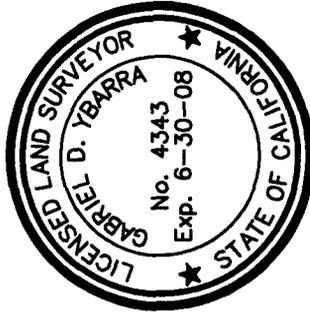


LINE DATA

(N)	BEARING	DISTANCE
①	N 60°52'00" W	13.27'
②	N 03°41'36" W	5.26'
③	N 60°44'05" E	34.18'
④	N 60°52'00" W	25.00'
⑤	N 60°52'00" W	120.00'

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	8°49'25"	1370.37'	211.04'	105.73'
②	1°22'20"	1244.00'	29.79'	14.90'
③	0°59'44"	1156.00'	20.09'	10.04'



PREPARED UNDER THE SUPERVISION OF:

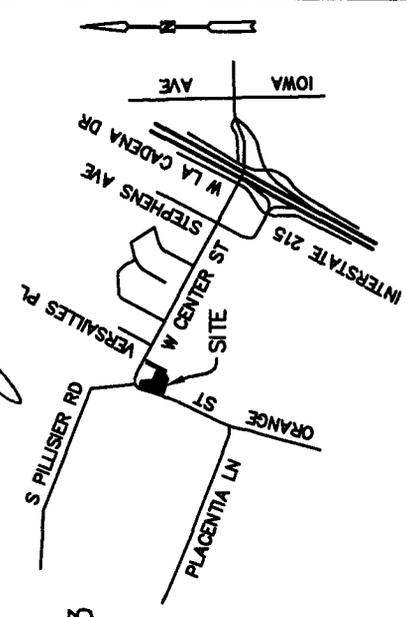
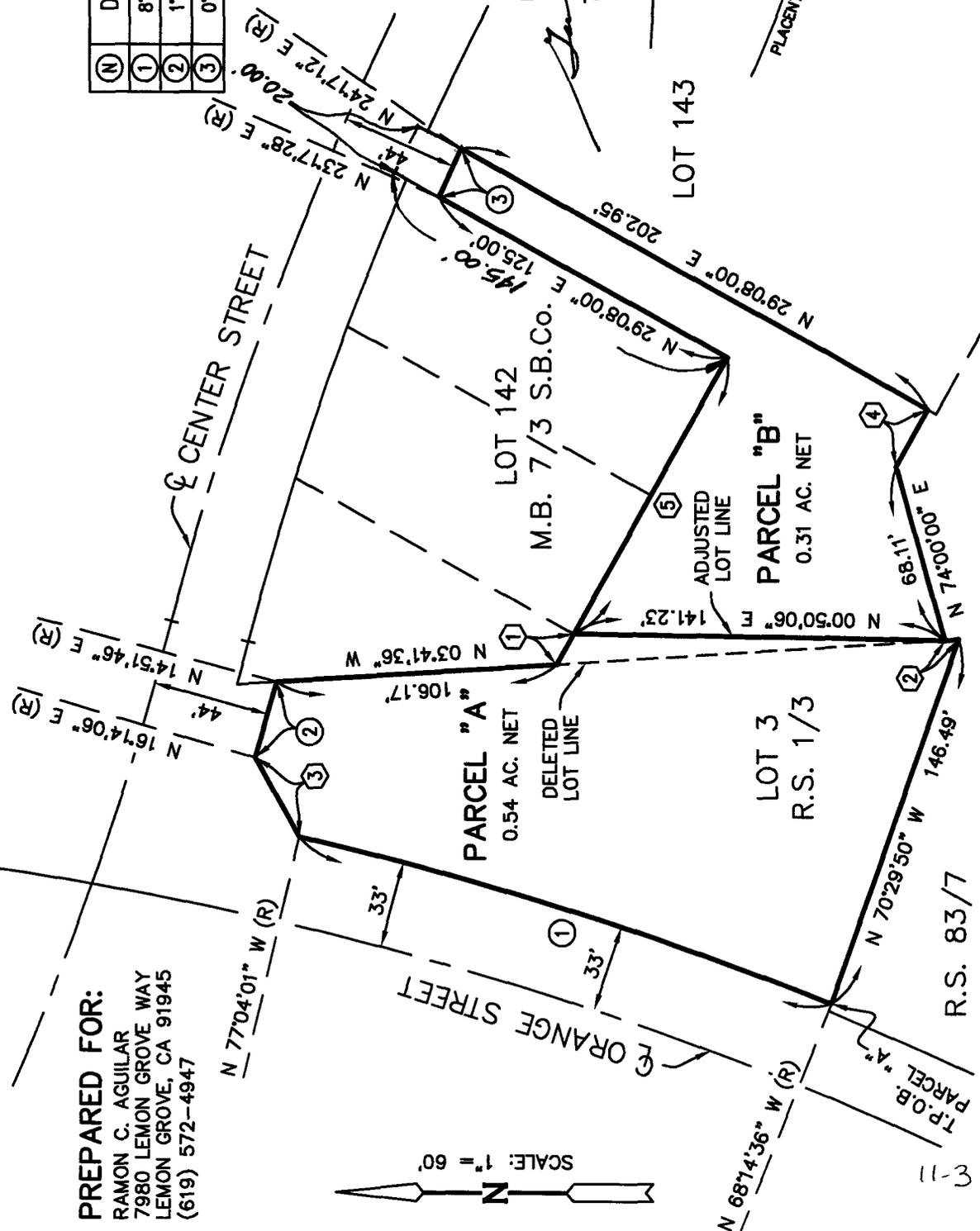
*Gabriel D. Ybarra*  
 GABRIEL D. YBARRA L.S. 4343 DATE 3.26.08

DATE

A PORTION OF LOT 142 OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF LOT 3 OF THE ADDITION TO BANDINI DONATION, AS SHOWN BY MAP ON FILE IN BOOK 1 OF RECORDS OF SURVEY, AT PAGE 3 AND PORTIONS OF THE RIVERSIDE WATER COMPANY OLD CANAL RIGHT OF WAY AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 893, PAGE 288, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PREPARED BY:**  
 ACTION SURVEYS  
 1045 MAIN STREET, STE. 102  
 RIVERSIDE, CA 92501  
 (951) 686-6166  
 (951) 686-6901 FAX

**PREPARED FOR:**  
 RAMON C. AGUILAR  
 7980 LEMON GROVE WAY  
 LEMON GROVE, CA 91945  
 (619) 572-4947



VICINITY MAP

NO SCALE

W.O. 04-10

R.S. 83/7

SCALE: 1" = 60'

11-3

11 DAT 0255

Recording requested by:

DOC # 2008-0550834

10/14/2008 08:00A Fee:NC  
Page 1 of 5

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County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

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NO CONSIDERATION



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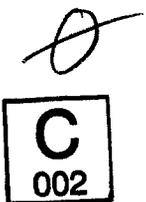
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P07-0355  
APN: 246-081-019  
Address:

LL-P07-0355  
PARCEL B



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MOHAMMED FARROKHI and BECKY J. FARROKHI, husband and wife as joint tenants, who acquired title as MOHAMMED FARROKHI and BECKY J. FARRAKHI, husband and wife as joint tenants**

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 **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: Craig Aaron 11-7-07  
CRAIG AARON DATE  
PRINCIPAL PLANNER  
*Deputy Planning Director*

GENERAL ACKNOWLEDGEMENT

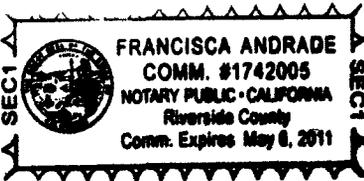
State of California }  
County of Riverside } ss

On Nov. 7 2007, 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 whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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:

\_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION FOR PARCEL "B" OF L.L.A. No. P07-0355

THAT PORTION OF LOT 142 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 142;

THENCE SOUTH 29° 08' 00" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 142, A DISTANCE OF 30.00 FEET, TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THAT CERTAIN RIGHT-OF-WAY CONVEYED TO THE COUNTY OF RIVERSIDE (NOW KNOWN AS CENTER STREET) BY DEED RECORDED NOVEMBER 13, 1935 IN BOOK 259, PAGE 119 AND FEBRUARY 14, 1936 IN BOOK 265, PAGE 361 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 60° 52' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 29° 08' 00" WEST, A DISTANCE OF 145.00 FEET;

THENCE NORTH 60° 52' 00" WEST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 00° 50' 06" WEST, A DISTANCE OF 141.23 FEET, TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1, IN DEED TO LION GUTIERREZ, ET UX., RECORDED DECEMBER 26, 1950, IN BOOK 1230, AT PAGE 418, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE CENTERLINE OF THAT CERTAIN TRAVELED ROAD VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 13, 1955, AS INSTRUMENT NO. 567, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 74° 00' 00" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO LION GUTIERREZ, ET UX., A DISTANCE OF 68.11 FEET, TO A POINT THEREIN;

THENCE SOUTH 60° 52' 00" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 25.00 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 142;

THENCE NORTH 29° 08' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 142, TO THE TRUE POINT OF BEGINNING.

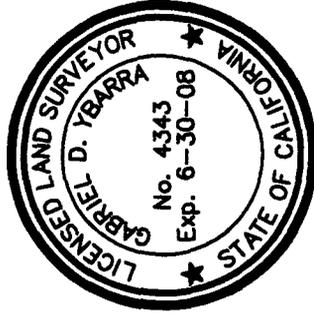


LINE DATA

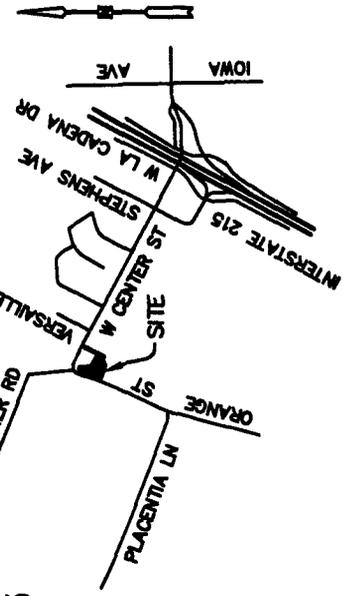
(N)	BEARING	DISTANCE
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⑤	N 60°52'00" W	120.00

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	8°48'25"	1370.37	211.04'	105.73'
②	1°22'20"	1244.00'	29.79'	14.90'
③	0°59'44"	1156.00'	20.09'	10.04'



PREPARED UNDER THE SUPERVISION OF:  
*Gabriel D. Ybarra*  
 GABRIEL D. YBARRA L.S. 4343 DATE 3.26.08



VICINITY MAP

NO SCALE

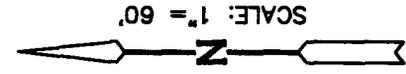
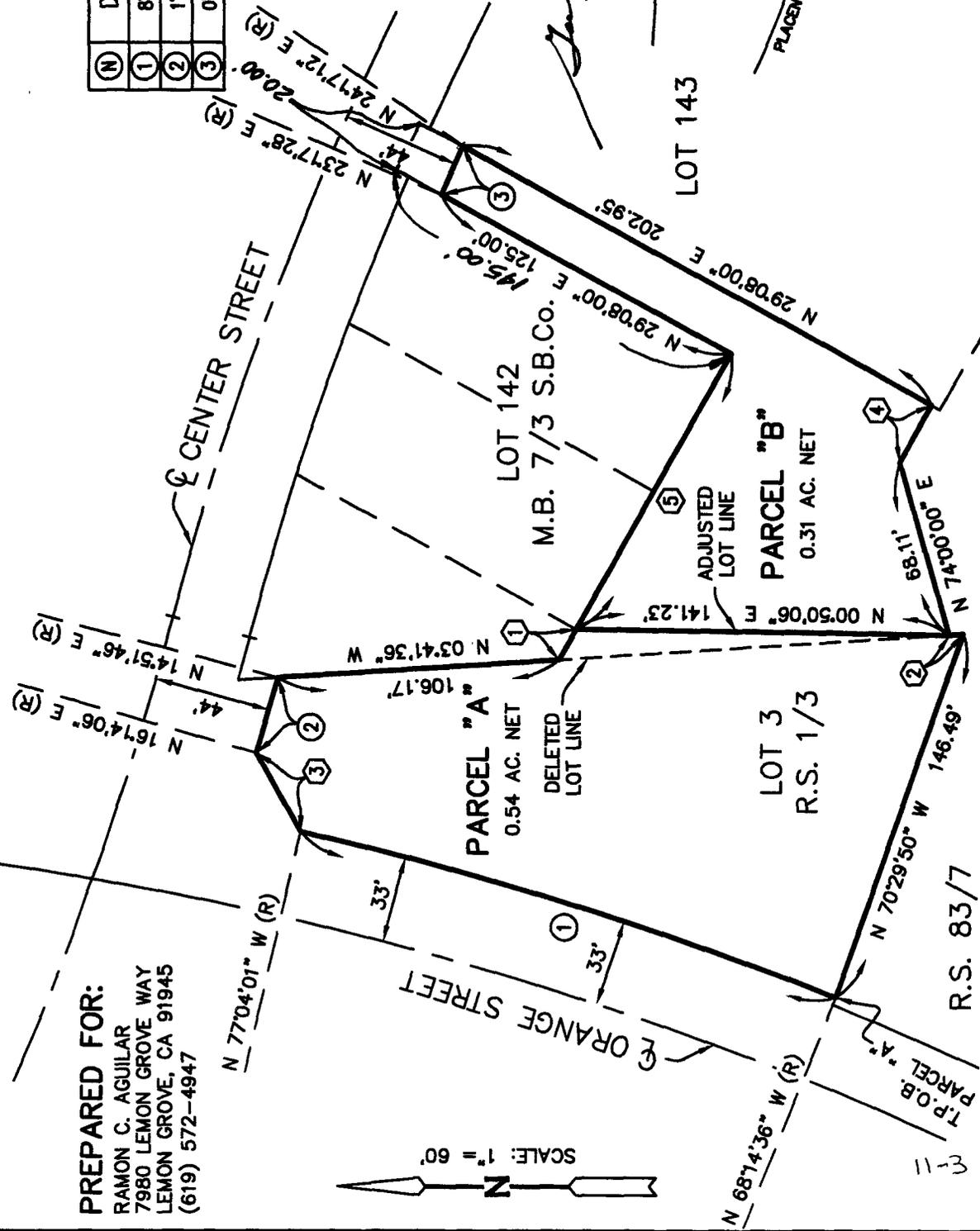
W.O. 04-10

L.L.A. No. P07-0355

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 ACTION SURVEYS  
 1045 MAIN STREET, STE. 102  
 RIVERSIDE, CA 92501  
 (951) 686-6166  
 (951) 686-6901 FAX

PREPARED FOR:  
 RAMON C. AGUILAR  
 7980 LEMON GROVE WAY  
 LEMON GROVE, CA 91945  
 (619) 572-4947



R.S. 83/7