

Recording requested by:

DOC # 2009-0369907  
07/17/2009 08:00A Fee:36.00  
Page 1 of 10  
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:

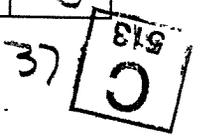
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522



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Project: P09-0037  
APN: 247-150-008, 009 & 011  
Address: 1111 Citrus Street

LL-P09-0037  
PARCELS 1 - 4



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

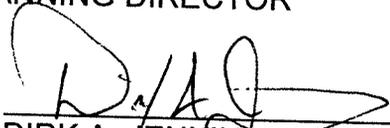
Property Owner: **Citrus Business Park, LLC, a California limited liability company**

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 **FOUR (4)** parcels 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 parcels 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:  2/24/09  
DIRK A. JENKINS DATE  
PRINCIPAL PLANNER

State of California

County of Riverside } ss

On 2/24/09, before me, Francisca Andrade, notary public

personally appeared Dirk A. Jenkins 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.



Notary Signature



**EXHIBIT "A"**

**PARCEL 1**

That portion of Lot 68 of Map of East Riverside, on file in Book 7 of Maps at page 33 thereof, Records of San Bernardino County, California, **together with** Parcel 1 and a portion of Parcel 2 of Certificate of Compliance for Parcel Merger No. P09-0038 recorded 7/17/09, 2009 as Document No. 2009-0369905, Official Records of Riverside County, **together with** that portion of Valley Street (66.00 feet wide) abutting said Lot 68, vacated by Resolution of the Board of Supervisors of the County of Riverside, a Certified Copy of said Resolution being recorded July 17, 1945 in Book 685 page 513 of Official Records, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southeasterly corner of Lot 69 as shown on said Map of East Riverside, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) of said Map with the westerly line of the Riverside County Transportation Commission Right of Way (formerly the Atchison, Topeka and Santa Fe right-of-way (Hemet branch) as shown on Record of Survey on file in Book 26 of Records of Survey, at page 46 thereof, Records of Riverside County, California);

Thence North 01°47'20" East along the easterly line of said Lot 69 and along said westerly line, a distance of 760.68 feet to the **TRUE POINT OF BEGINNING;**

Thence North 90°00'00" West, a distance of 911.40 feet to a point on a line parallel with and distant southeasterly 98.00 feet, measured at a right angle, from the northwesterly line of said Parcel 2, said line also being the southeasterly right of way line of the Atchison Topeka and Santa Fe Railroad (100.00 feet wide, formerly Riverside, Santa Ana and Los Angeles Railroad) as shown on said map;

Thence South 34°58'50" West along said parallel line, a distance of 460.66 feet;

Thence North 90°00'00" West, a distance of 39.05 feet to a point on a line parallel with and distant southeasterly 66.00 feet, measured at a right angle from the northwesterly line of said Lot 68;

Thence South 34°58'50" West along said parallel line, a distance of 451.52 feet to a point on the northeasterly line of that certain parcel of land conveyed to the County of Riverside for roadway purposes by Grant Deed recorded June 23, 1967 as Instrument No. 54534, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northeast, having a radius of 116.00 feet, the radial line from said point bears North 24°49'20" East;

Thence northwesterly along said northeasterly line and along said curve, to the right, through a central angle of 09°20'51", an arc distance of 18.92 feet to the beginning of a reverse curve, concave to the south, having a radius of 47.00 feet, the radial line from said point bears South 34°10'11" West:



2009-0369907  
07.17.2009 08:08  
3 of 18

Thence northwesterly and westerly along said line and along said curve, to the left, through a central angle of 34°05'01", an arc distance of 27.96 feet;

Thence North 89°54'50" West along said line, a distance of 25.56 feet to a point on said northwesterly line of Lot 68, said point also being on the southeasterly right of way line of the Atchison Topeka and Santa Fe Railroad (100.00 feet wide, formerly Riverside, Santa Ana and Los Angeles Railroad) as shown on said map;

Thence North 34°58'50" East along said northwesterly line of Lot 68 and along the northwesterly lines of said Parcels 1 and 2 of Certificate of Compliance for Parcel Merger No. P09-0038 and along said southeasterly right of way line, a distance of 1515.54 feet;

Thence North 34°58'16" East, continuing along said northwesterly line of Parcel 1 and along said southeasterly right of way line, a distance of 35.04 feet to the northwesterly corner of said Parcel 1;

Thence North 89°57'03" East along the northerly line of said Parcel 1, a distance of 669.70 feet to the northeasterly corner thereof, said corner being on said westerly line of the Riverside County Transportation Commission Right of Way;

Thence South 01°47'20" West along the easterly line of said Parcels 1 and 2 and along said westerly line of the Riverside County Transportation Commission Right of Way, a distance of 541.38 feet to the **TRUE POINT OF BEGINNING**.

Containing 12.25 acres, more or less.

## PARCEL 2

Those portions of Lots 68 and 69 of Map of East Riverside, on file in Book 7 of Maps at page 33 thereof, Records of San Bernardino County, California, **together with** a portion of Parcel 2 of Certificate of Compliance for Parcel Merger No. P09-0038 recorded 7117109, 2009 as Document No. 2009-0369905, Official Records of Riverside County, **together with** a portion of Valley Street (66.00 feet wide) abutting said Lots 68 and 69, vacated by Resolution of the Board of Supervisors of the County of Riverside, a Certified Copy of said Resolution being recorded July 17, 1945 in Book 685 page 513 of Official Records, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southeasterly corner of said Lot 69, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) of said Map with the westerly line of the Riverside County Transportation Commission Right of Way (formerly the Atchison, Topeka and Santa Fe right-of-way (Hemet branch) as shown on Record of Survey on file in Book 26 of Records of Survey, at page 46 thereof, Records of Riverside County, California);

Thence North 01°47'20" East along the easterly line of said Lot 69 and along said westerly line, a distance of 415.39 feet to the **TRUE POINT OF BEGINNING**;

2009-0369907  
07/17/2009 08:08H  
4 of 18



Thence continuing North 01°47'20" East along said easterly and westerly lines, a distance of 345.19 feet;

Thence North 90°00'00" West, a distance of 911.40 feet to a point on a line parallel with and distant southeasterly 98.00 feet, measured at a right angle, from the northwesterly line of said Lot 68;

Thence South 34°58'50" West along said parallel line, a distance of 460.66 feet;

Thence North 90°00'00" East, a distance of 324.00 feet;

Thence North 00°00'00" East, a distance of 32.42 feet;

Thence North 90°00'00" East, a distance of 840.72 feet to the **TRUE POINT OF BEGINNING**.

Containing 8.36 acres, more or less.

### **PARCEL 3**

That portion of Lot 69 of Map of East Riverside, on file in Book 7 of Maps at page 33 thereof, Records of San Bernardino County, California, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the southeasterly corner of said Lot 69, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) of said Map with the westerly line of the Riverside County Transportation Commission Right of Way (formerly the Atchison, Topeka and Santa Fe right-of-way (Hemet branch) as shown on Record of Survey on file in Book 26 of Records of Survey, at page 46 thereof, Records of Riverside County, California);

Thence North 89°54'50" West along the southerly line of said Lot 69 and along said northerly right of way line, a distance of 827.76 feet;

Thence North 00°00'00" East, a distance of 413.95 feet;

Thence North 90°00'00" East, a distance of 840.72 feet to a point on the easterly line of said Lot 69, said point also being on said westerly right of way line of the Riverside County Transportation Commission (100.00 feet wide);

Thence South 01°47'20" West along said easterly and westerly lines, a distance of 415.39 feet to the **POINT OF BEGINNING**;

Containing 7.94 acres, more or less.



2009-0369907  
07/17 2009 08 08A  
5 of 10

**PARCEL 4**

Those portions of Lot 68 and 69 of Map of East Riverside, on file in Book 7 of Maps at page 33 thereof, Records of San Bernardino County, California, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southeasterly corner of said Lot 69, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) of said Map with the westerly line of the Riverside County Transportation Commission Right of Way (formerly the Atchison, Topeka and Santa Fe right-of-way (Hemet branch) as shown on Record of Survey on file in Book 26 of Records of Survey, at page 46 thereof, Records of Riverside County, California);

Thence North 89°54'50" West along the southerly line of said Lot 69 and along said northerly right of way line, a distance of 827.76 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 89°54'50" West along the southerly lines of said Lot 69 and said Lot 68, and along said northerly right of way line, a distance of 573.39 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 116.00 feet, said point also being the most easterly point of that certain parcel of land conveyed to the County of Riverside for roadway purposes by Grant Deed recorded June 23, 1967 as Instrument No. 54534, Official Records of Riverside County, California;

Thence westerly and northwesterly along said northerly right of way line and along the northeasterly line of said parcel so conveyed and along said curve, to the right, through a central angle of 24°44'10", an arc distance of 50.08 feet to a point on a line parallel with and distant southeasterly 66.00 feet, measured at a right angle, from the northwesterly line of said Lot 68, the radial line from said point bears North 24°49'20" East;

Thence North 34°58'50" East along said parallel line, a distance of 451.52 feet;

Thence North 90°00'00" East, a distance of 363.05 feet;

Thence South 00°00'00" West, a distance of 381.53 feet to the **TRUE POINT OF BEGINNING**.

Containing 4.34 acres, more or less.

SEE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

3/6/09  
Date

Prepared by [Signature]  
Checked by [Signature]



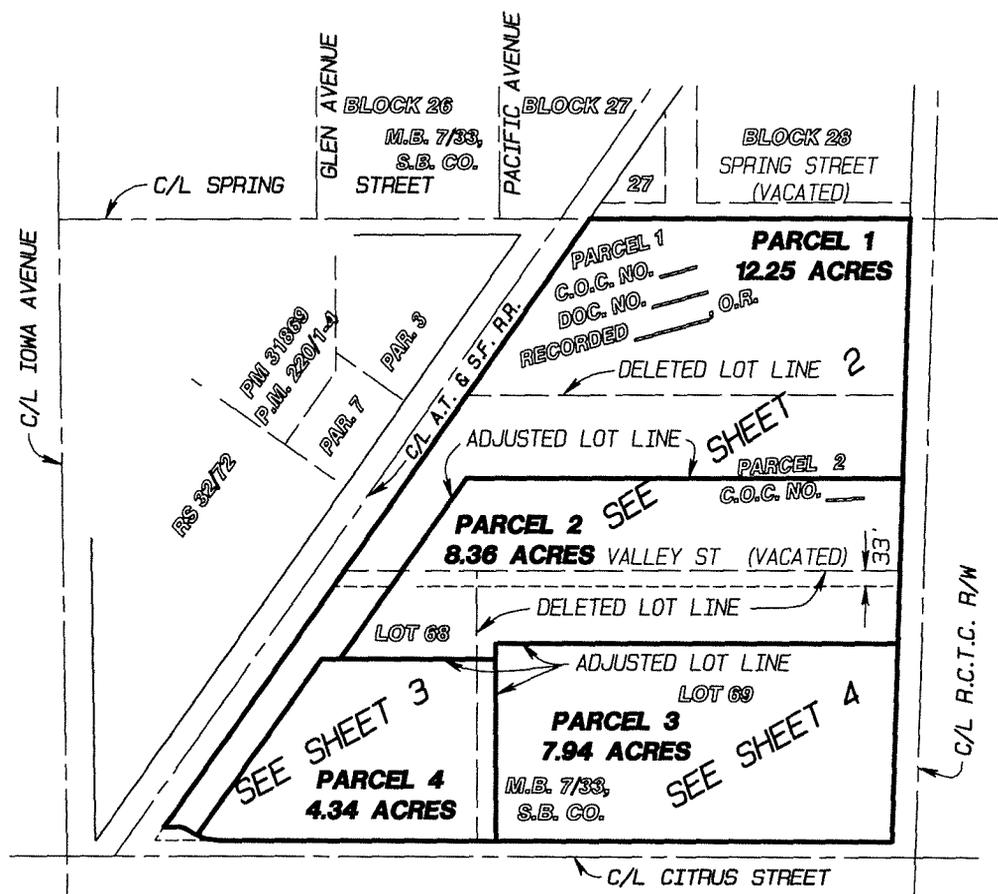
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BY: [Signature] DATE: 3/11/09

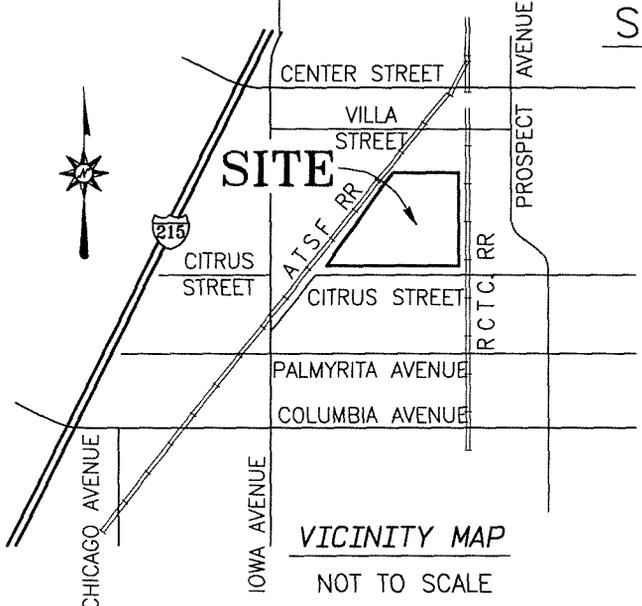
FOR: MARK S BROWN  
CITY SURVEYOR



2009-036987  
 07/17/2009 08:08  
 2 of 16



**SHEET INDEX**



SEC. 7, T.2 S., R.4 W.,  
 S.B.M.

ALBERT A.  
**WEBB**  
 ASSOCIATES

**CITY OF RIVERSIDE, CALIFORNIA**

File 'G\2007\07-0424\DWG&PRO\S\DESIGN\070424\_LLA pro DATE PREPARED 3/06/2009

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION

SHEET 1 OF 4 W.D. 07-0424

SCALE 1" = 400' DRWN BY Jim DATE 3/6/09 CHKD BY AW DATE 3/4/09 SUBJECT LOT LINE ADJUSTMENT NO. P09-0037

LL-P09-0037

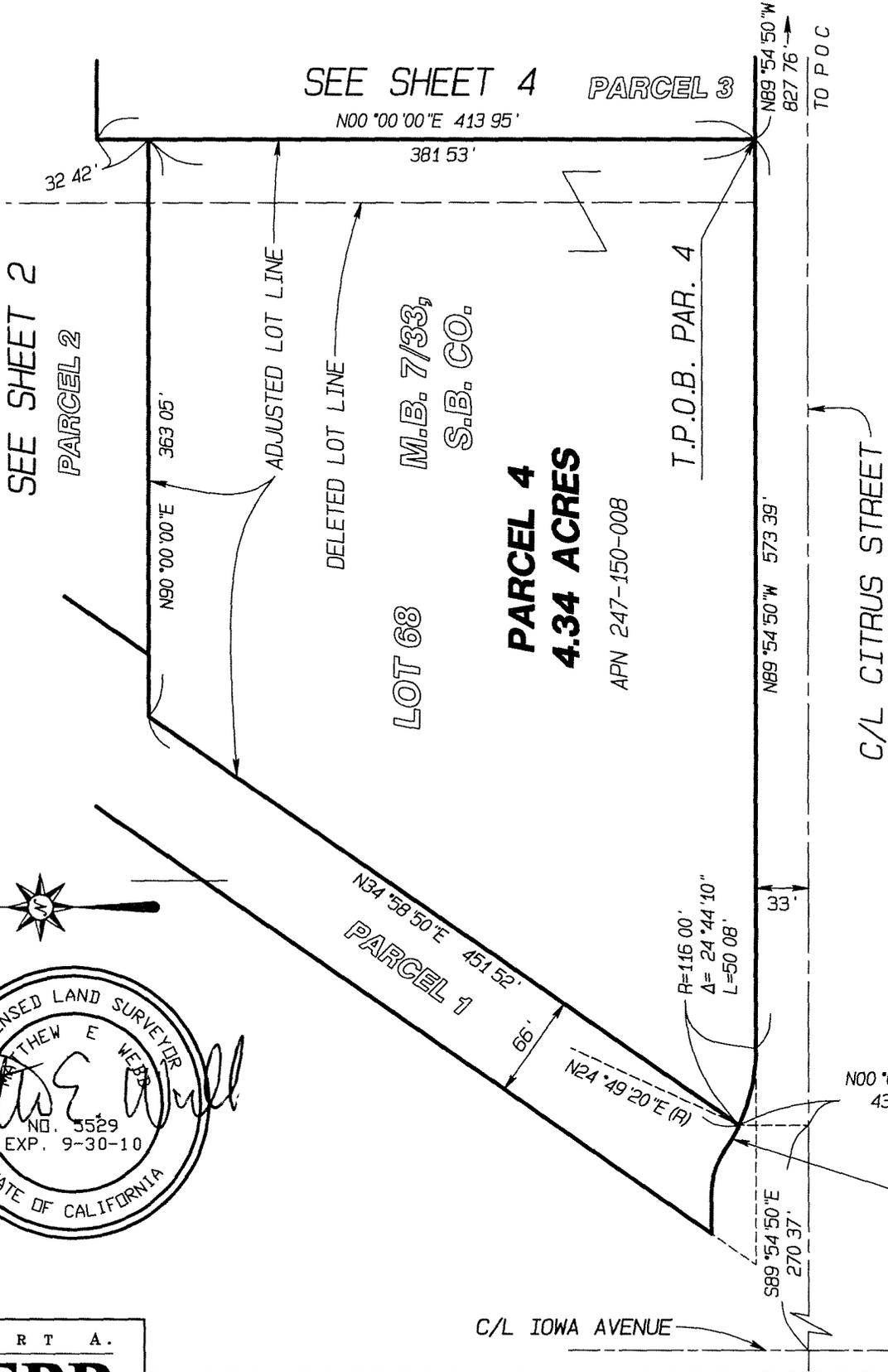


2009-0369907  
07/17/2009 08:06A  
9 of 10



SEE SHEET 2  
PARCEL 2

SEE SHEET 4  
PARCEL 3



R/W PER DEED TO COUNTY OF RIVERSIDE  
RECORDED 6/23/1967 AS INST NO 54534, O.R

ALBERT A.

**WEBB**

ASSOCIATES

CITY OF RIVERSIDE, CALIFORNIA

File G\2007\07-0424\DWG&PRO'S\DESIGN\070424\_LLA pro

DATE PREPARED 3/06/2009

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION

SHEET 3 OF 4

WO 07-0424

SCALE 1" = 100'

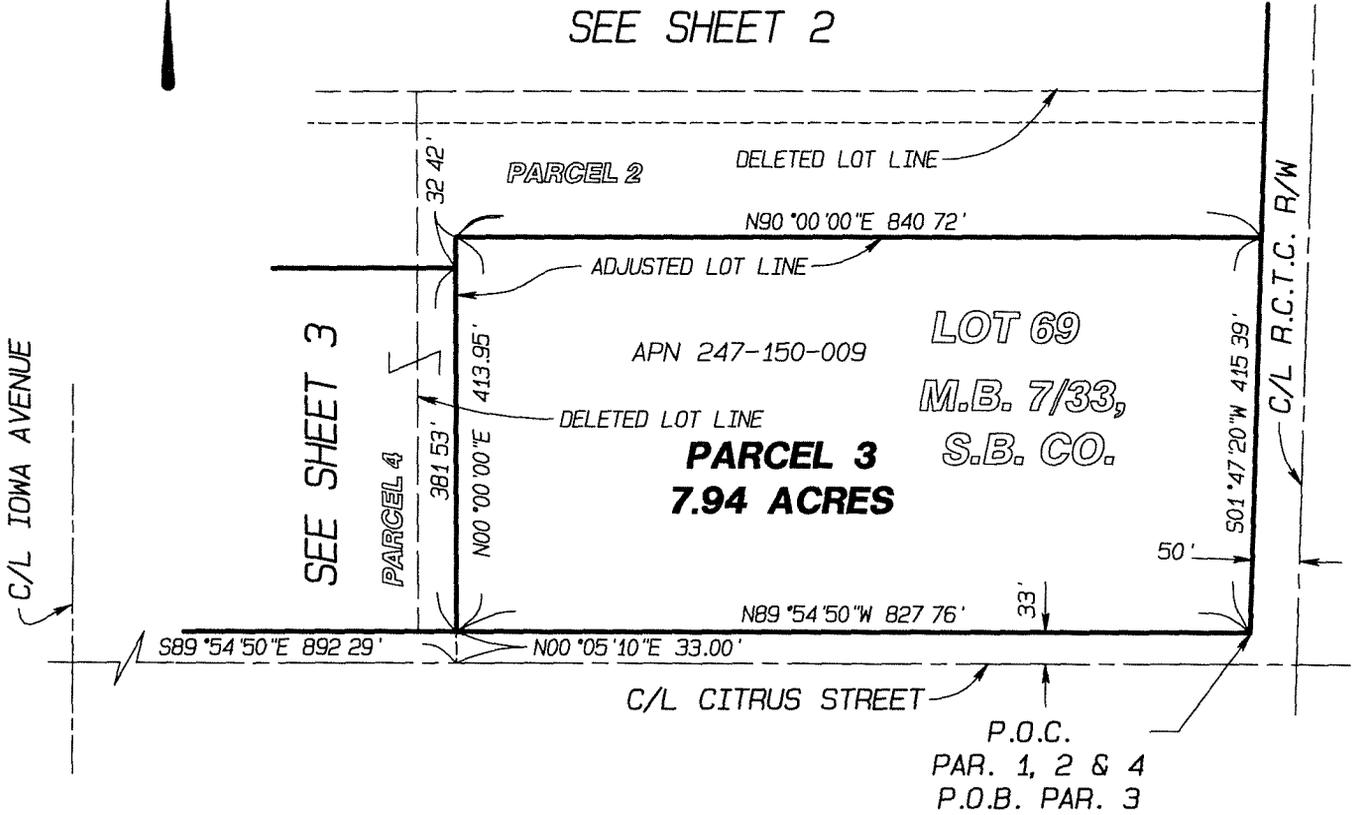
DRWN BY *Jim* DATE 3/6/09  
CHKD BY *Lij* DATE 3/6/09

SUBJECT LOT LINE ADJUSTMENT NO. P09-0037

LL-P09-0037



SEE SHEET 2



A L B E R T A .  
**WEBB**  
 A S S O C I A T E S

CITY OF RIVERSIDE, CALIFORNIA

11-6

File G \2007\07-0424\DWG&PRO\S\DESIGN\070424\_LLA pro

DATE PREPARED 3/06/2009

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION

SHEET 4 OF 4

W O 07-0424

SCALE: 1" = 200'

DRWN BY *[Signature]* DATE 3/6/09  
 CHKD BY *[Signature]* DATE 3/6/09

SUBJECT LOT LINE ADJUSTMENT NO. P09-0037

LL-P09-0037

