

Recording requested by:

DOC # 2009-0476174
09/14/2009 08:00A Fee:30.00
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:

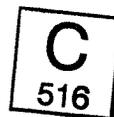
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			8						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									5/6

FOR RECORDER'S OFFICE USE ONLY 31

Project: P09-0475
APN: 247-112-002, 247-106-006,
Por. 247-150-008 & 011
Address: NONE

LL-P09-0475
PARCELS 1 & 2



NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

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 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** 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: *Dirk A. Jenkins*
DIRK A. JENKINS
PRINCIPAL PLANNER

9/1/09
DATE

State of California

County of Riverside } ss

On Sept. 1, 2009, 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

Francisca Andrade

Notary Signature



2009-0476174
09/14/2009 08:00A
2 of 8

EXHIBIT "A"

PARCEL 1

Parcel 1 of Certificate of Compliance for Parcel Merger No. P09-0476 recorded 9/14, 2009 as Document No. 2009-0476172, Official Records of Riverside County, California, **together with** a portion of Parcel 1 of Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037, recorded July 17, 2009 as Document No. 2009-0369907, Official Records of Riverside County, California, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the southeasterly corner of Parcel 3 of said Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) 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 32 of Records of Survey, at page 72 thereof, Records of Riverside County, California);

Thence North 01°47'20" East along the easterly line of said Parcel 3 and along the easterly line of Parcel 2 and along the easterly line of said Parcel 1, all of said Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037 and along said westerly line, a distance of 1258.16 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 01°47'20" East along said Parcel 1 and along said westerly line, a distance of 45.39 feet;

Thence North 01°45'58" East along said westerly line, a distance of 403.52 feet to a point of intersection with the southerly right of way line of Villa Street (70.00 feet wide) of Map of East Riverside, on file in Book 7 of Maps at page 33 thereof, Records of San Bernardino County, California, said point being the northeast corner of said Parcel 1 of Certificate of Compliance for Parcel Merger No. P09-0476 recorded 9/14, 2009 as Document No. 2009-0476172, Official Records of Riverside County, California;

Thence South 89°56'38" West along said southerly right of way line and along the northerly line of said Parcel 1, a distance of 398.84 feet to a point of intersection with 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 of East Riverside;

Thence South 34°58'16" West along said southeasterly right of way line, a distance of 529.40 feet;

Thence South 34°58'50" West along said southeasterly right of way line, a distance of 18.42 feet to a point on a line parallel with and distant southerly 43.78 feet, measured at a right angle, from the southerly line of Parcel 1 of Certificate of Compliance for Parcel Merger

2009-0476174
09/14/2009 08:08H
3 of 8



No. P09-0476 recorded 9/14, 2009 as Document No. 2009-0476172 Official Records of Riverside County, California;

Thence North 89°57'03" East, a distance of 698.98 feet to the **TRUE POINT OF BEGINNING**.

Containing 5.65 acres, more or less

PARCEL 2

That portion of Parcel 1 of Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037, recorded July 17, 2009 as Document No. 2009-0369907, Official Records of Riverside County, California, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the southeasterly corner of Parcel 3 of said Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) 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 32 of Records of Survey, at page 72 thereof, Records of Riverside County, California);

Thence North 01°47'20" East along the easterly line of said Parcel 3 and along the easterly line of Parcel 2 of said Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037 and along said westerly line, a distance of 760.58 feet to the northeast corner of said Parcel 2, being on the southerly line of said Parcel 1 and the **TRUE POINT OF BEGINNING**;

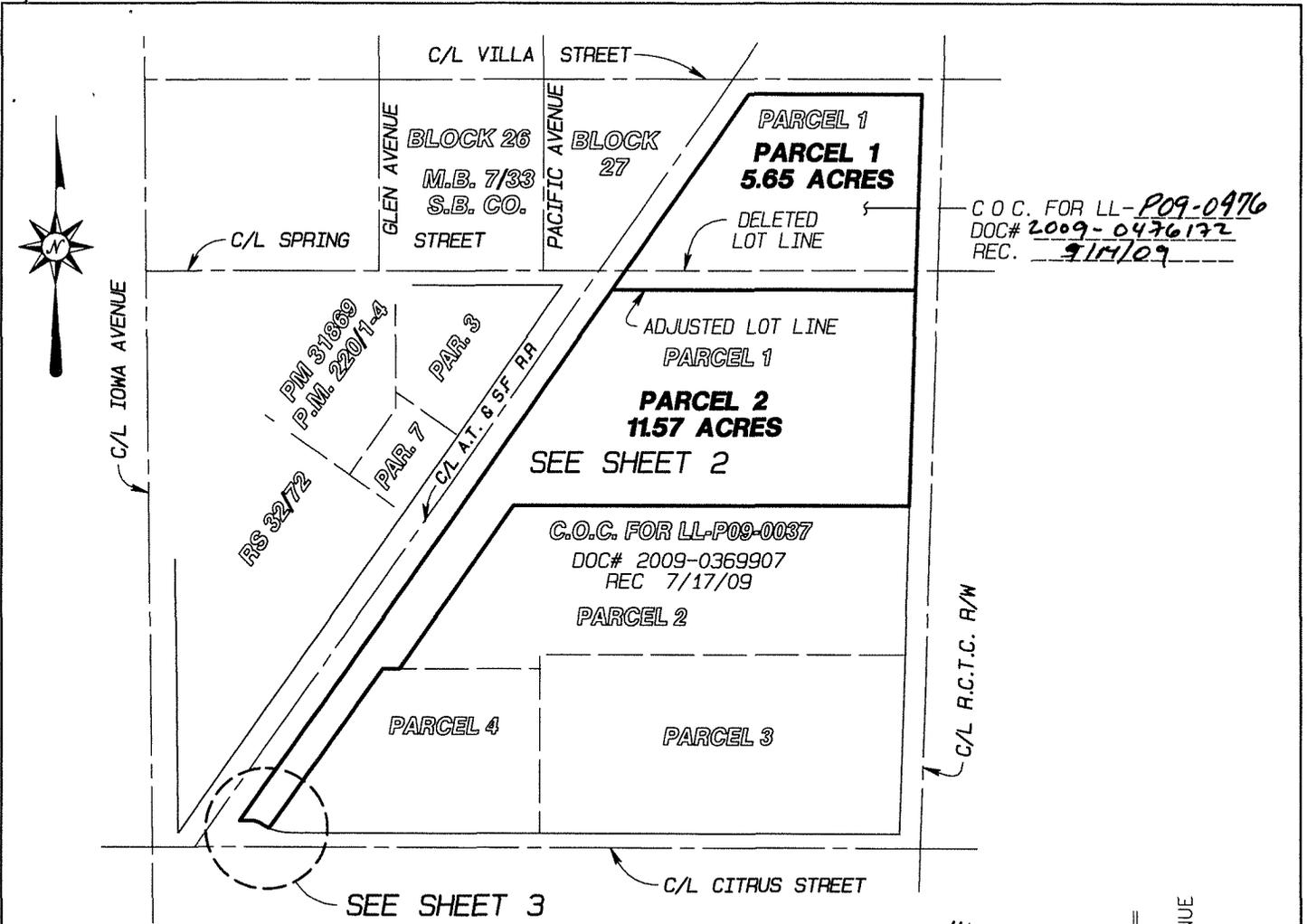
Thence along the boundary lines of said Parcel 1 the following eight (8) courses and distances;

- 1) North 90°00'00" West, a distance of 911.40 feet;
- 2) South 34°58'50" West, a distance of 460.66 feet;
- 3) North 90°00'00" West, a distance of 39.06;
- 4) South 34°58'50" West, a distance of 451.52 feet to a point 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;
- 5) Northwesterly 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;

2009-0476174
09/14/2009 08:50A
4 of 8

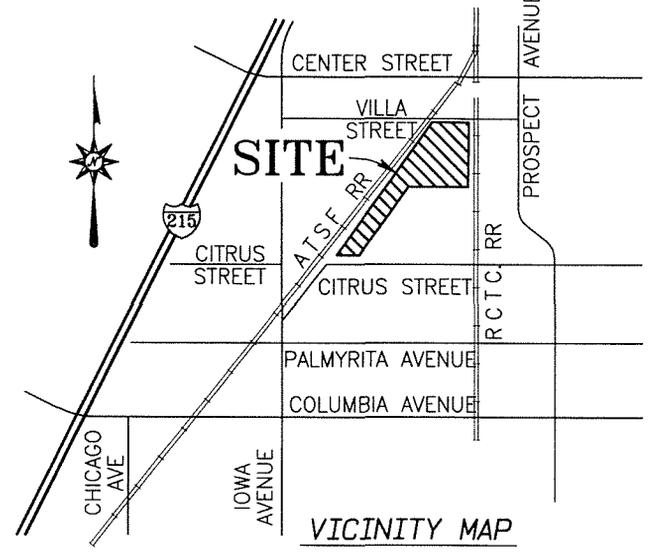


LL-P09-0476



C.O.C. FOR LL-P09-0476
 DOC# 2009-0476172
 REC. 9/14/09

SHEET INDEX



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

VICINITY MAP
 NOT TO SCALE

ALBERT A.
WEBB
 ASSOCIATES

CITY OF RIVERSIDE, CALIFORNIA
 File G:\2007\07-0424\DWG&PRO'S\DESIGN\070424_LLA_B pro DATE PREPARED 7/22/2009

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

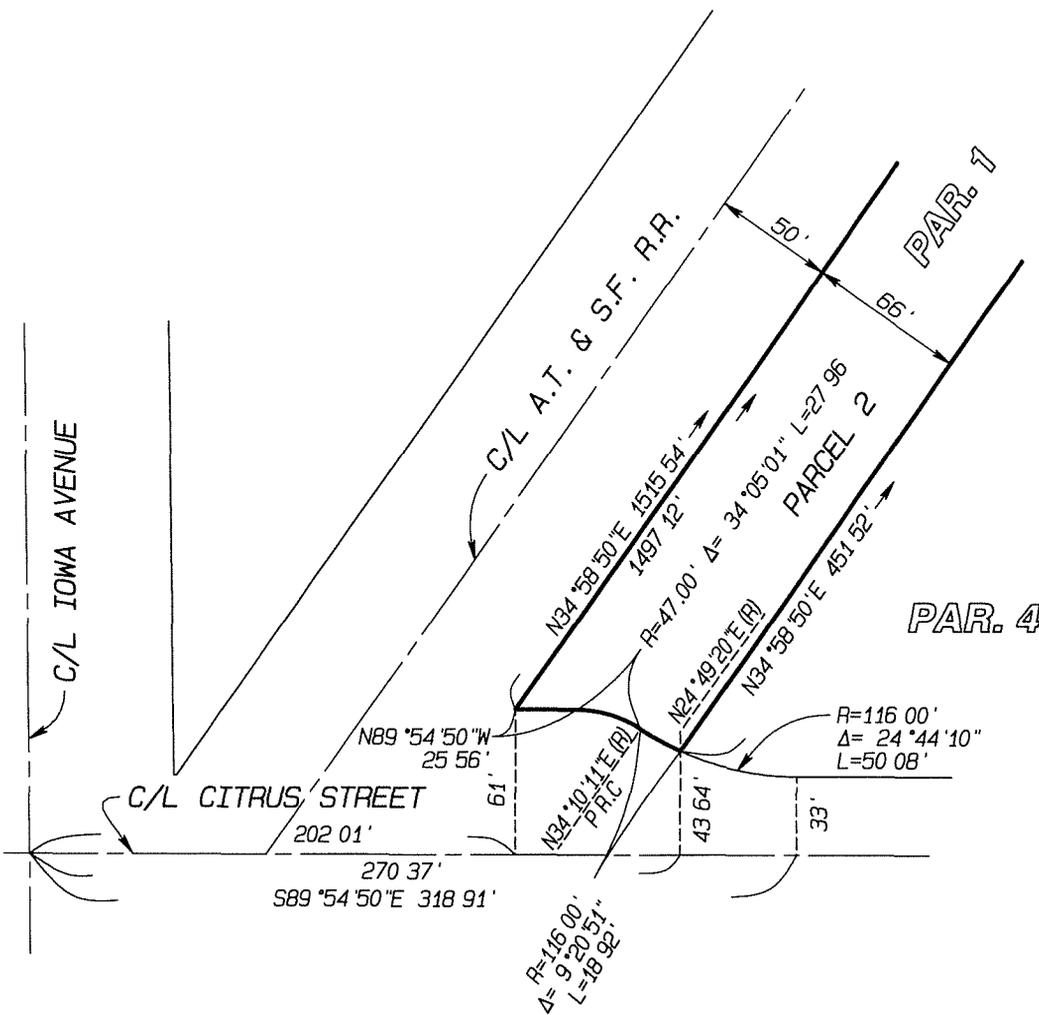
SHEET 1 OF 3 W/O 07-0424

SCALE 1"=400' DRWN BY AKW DATE 7-22-09 SUBJECT LOT LINE ADJUSTMENT NO. P09-0475
 CHKD BY TD DATE 7/23/09



2009-0476174
 09/14/2009 08:00A
 6 of 8

LL-P09-0475



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

11-6

A L B E R T A .

WEBB

A S S O C I A T E S

CITY OF RIVERSIDE, CALIFORNIA

File G:\2007\07-0424\DWG&PRO\S\DESIGN\070424_LLA_B pro DATE PREPARED 7/22/2009

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 3

W O
07-0424

SCALE 1" = 80'

DRWN BY AW DATE 7.22.09
CHKD BY AW DATE 7/22/09

SUBJECT LOT LINE ADJUSTMENT NO. P09-0475



2009-0475174
09/14/2009 08:00A
3 of 8

LL-P09-0475