

Recording requested by:

Recording Requested By
CHICAGO TITLE COMPANY

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
2035703 KDL

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

FOR RECORDER'S OFFICE USE ONLY

Project: **Mitsubishi Motor Sales**
A.P.N. 231-232-002 & 018

LL - 017 - 012

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): **MITSUBISHI MOTOR SALES OF AMERICA, INC., a California 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 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.

LL017012

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 2-20-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside }^{ss}
On 2-21-02, before me Francisca Andrade
(date) (name)

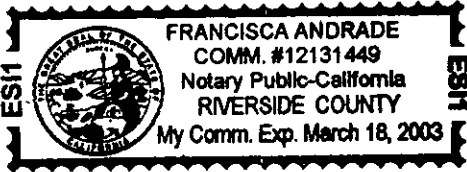
a Notary Public in and for said State, personally appeared

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:

LL017012



Mail to: MCE Consultants
1100 S. Coast Hwy., Ste. 318
Laguna Beach, Ca. 92651

LL017012



2002-115381
03/06/2002 08:00A
3 of 6

EXHIBIT "A"
LEGAL DESCRIPTION

LL-017-012

Parcel 1 and a portion of Parcel 3 of Parcel Map No. 18727, as shown on a map filed in Book 109, Pages 24 and 25 of Parcel Maps, records of Riverside County, California, together with a portion of Lot 8 of Tract 2876, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 51, Page 74 through 76, inclusive, in the Office of the County Recorder of said County, more particularly described as follows:

Commencing at the most southerly corner of said Parcel 3, said point also being the **True Point of Beginning**;

1. thence, northwesterly along the property line N. 34°00'00" W. 204.00 feet; thence,
2. S. 56°00'00" W. 31.80 feet; thence,
3. N. 34°00'00" W. 346.81 feet to the most westerly corner of said Parcel 1, said point also being on the southeasterly Right-of-Way line of Auto Drive; thence,
4. Northeasterly along said Right-of-Way line N. 56°00'00" E. 254.00 feet to a tangential curve concave to the south having a radius of 23.00 feet, a radial through said point bears N. 34°00'00" W.; thence,
5. Northeasterly along said curve through an angle of 90°00'00" a distance of 36.13 feet to a point on a tangential line, a said point also being on the southwesterly Right-of-Way line of Motor Circle Drive, a radial through said point bears N. 56°00'00" E.; thence,
6. Southeasterly along said Right-of-Way line S. 34°00'00" E. 152.00 feet; thence,
7. Leaving said Right-of-way line S. 56°00'00" W. 103.97 feet; thence,
8. S. 33°57'50" E. 190.14 feet; thence,
9. S. 55°35'20" W. 41.63 feet; thence,
10. S. 34°00'00" E. 173.85 feet; thence,
11. S. 49°23'55" W. 100.14 feet to the True Point of Beginning.

DESCRIPTION APPROVAL 2/20/02
Walter S. Inge
SURVEYOR, CITY OF RIVERSIDE

Containing: 90,625 square feet, more or less.

All as shown on exhibit "B" attached hereto and by this reference made a part thereof.

Excepting therefrom that portion thereof conveyed to the City of Riverside for public street purposes by document recorded January 27, 1999, as Instrument No. 032193 of Official Records of Riverside County, California.

Prepared under the supervision of:

Richard A. Moore 2/15/02
Richard A. Moore, RCE 23971 Date
Expires: 12/31/05





SCALE: 1"=80'

EXISTING R/W
ESMT TO THE CITY OF
RIVERSIDE PER INST.
NO. 032193

AUTO DRIVE

R=23.00'
L=36.13'
Δ=90°00'00"

MOTOR CIRCLE DRIVE

[N34°00'00"W
152.00']

LOT 8

PCL. 18727
PM 109/24-25

PCL. 18727
PM 109/24-25

PCL. 18727
PM 109/24-25

PCL. 18727
PM 109/24-25

[N56°00'00"E 254.00']

[N56°00'00"E
103.97']

[N33°57'50"W 190.14']

[N55°35'20"E 41.63']

[N34°00'00"W 173.85']

[N34°00'00"W 204.00']

[N56°00'00"E 31.80']

[N49°23'55"E
100.14']

TPDB

[N34°00'00"W 331.81']

[N34°00'00"W 346.81']

TR 2876

NOTE:

[] RECORD PER PM 18727, TRACT 2876, PMB 21/12

LEGEND

- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE REMOVED
- EXISTING LOT LINE TO REMAIN



**CIVIL ENGINEERING
LAND SURVEYING**
1100 S. COAST HWY., SUITE 318
LAGUNA BEACH, CA 92651
PHONE: 949-376-6407
FAX: 949-376-6417



RICHARD A. MOORE, RCE 23971
DATE 2/15/02

EXHIBIT "B"
LL-017-012
RIVERSIDE MITSUBISHI



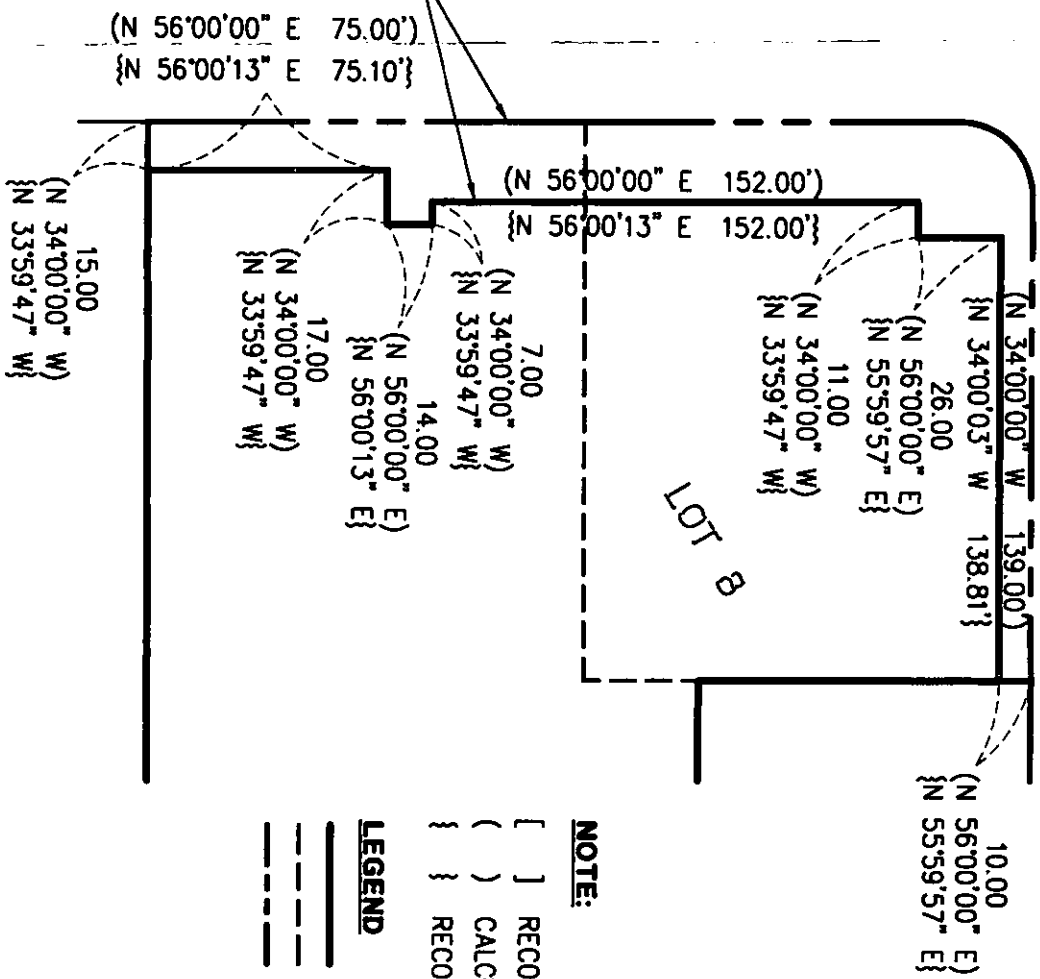
188681
03/09/2002 03:00 AM
5 of 5



SCALE: 1"=60'

AUTO DRIVE

EXISTING R/W
ESMT TO THE CITY OF
RIVERSIDE PER INST.
NO. 032193

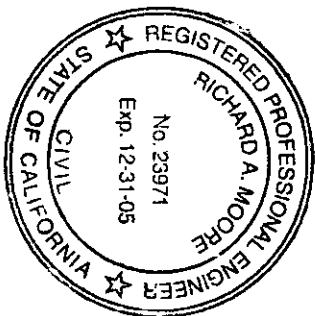


NOTE:

- [] RECORD PER PM 18727, TRACT 2876, PMB 21/12
- () CALCULATED PER PM 18727, TRACT 2876, PMB 21/12
- { } RECORD PER INST. NO. 032193

LEGEND

- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE REMOVED
- - - EXISTING LOT LINE TO REMAIN



**CIVIL ENGINEERING
LAND SURVEYING**

1100 S. COAST HWY., SUITE 318
LAGUNA BEACH, CA 92651
PHONE: 949-376-6407
FAX: 949-376-6417

RICHARD A. MOORE, RCE 23971

DATE

EXHIBIT "B"

LL-017-012

RIVERSIDE MITSUBISHI

7-10

210-110-11