

DOC # 2003-148589

03/03/2003 08:00A Fee NC

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Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522



File No.R-292.03

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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

TITLE(S)

CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_ APN \_\_\_\_\_



LL-032-023



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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-032-023  
A.P.N. 213-212-011 &-010  
213-142-018 &-029

**LL-032-023**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): RIVERSIDE GATEWAY, 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 2 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

KEN GUTIERREZ  
INTERIM PLANNING DIRECTOR

RECEIVED

FEB 18 2003

By: Craig Aaron 2-10-03  
PRINCIPAL PLANNER DATE



**GENERAL ACKNOWLEDGEMENT**

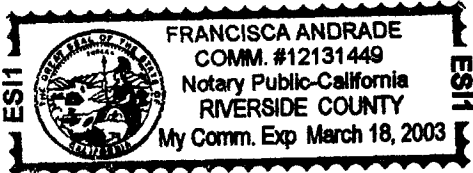
State of California }  
County of Riverside } ss

On 2-13-03, 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 \_\_\_\_\_

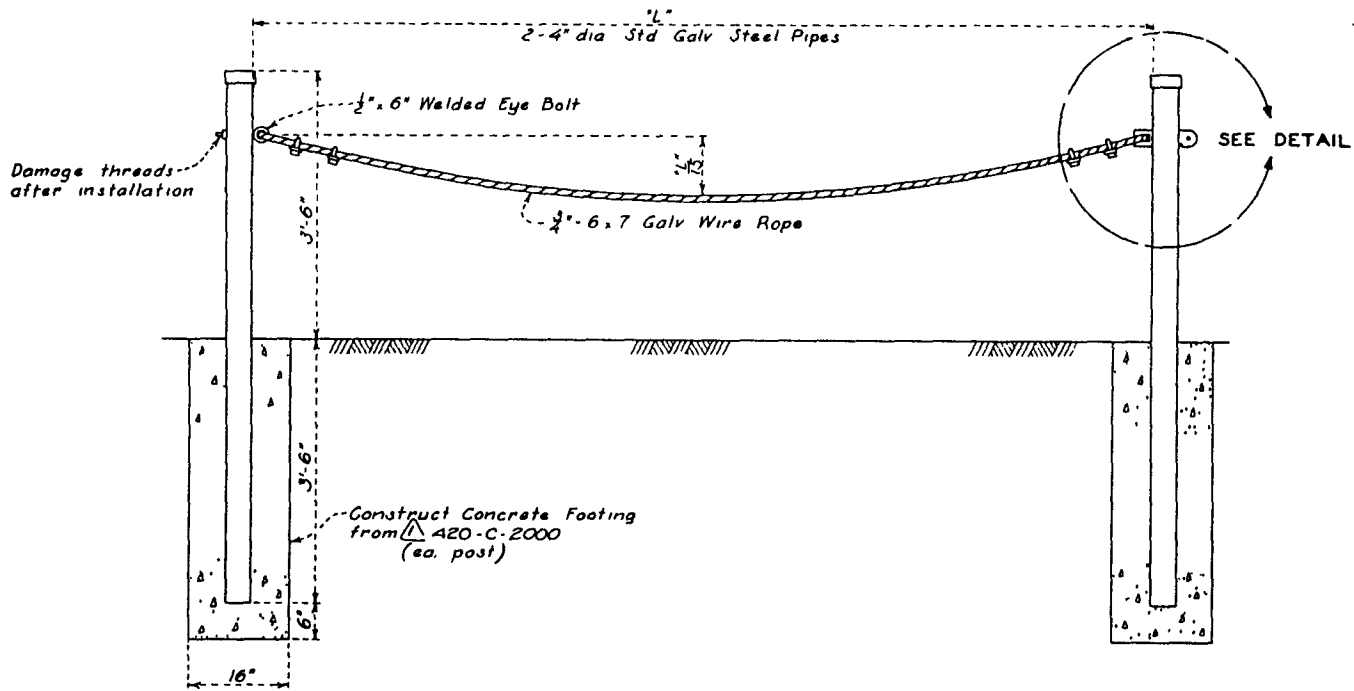
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

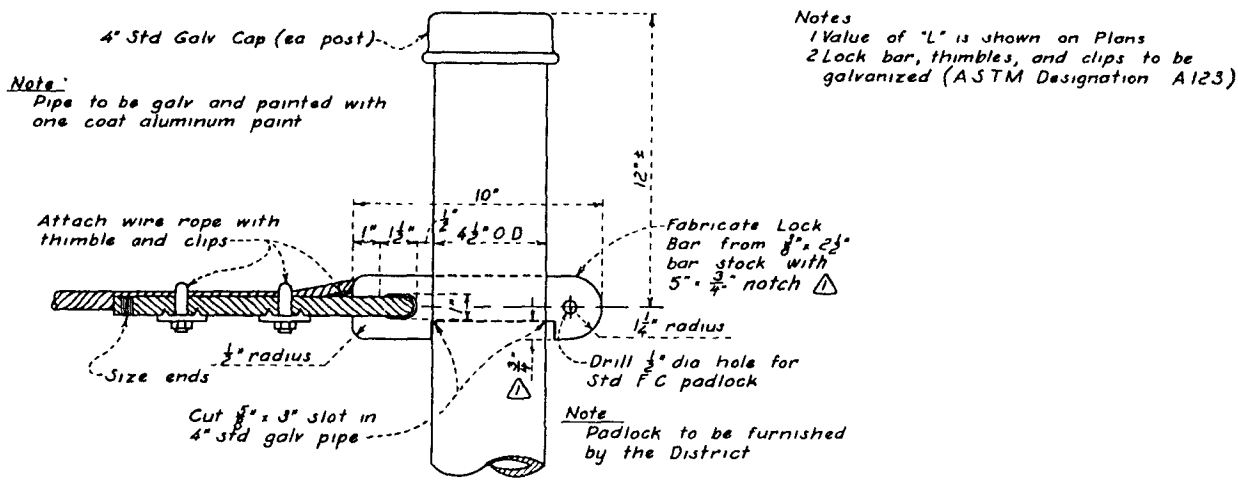
The party(ies) executing this document is/are representing:

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

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ELEVATION



DETAIL  
LATCHING ASSEMBLY

Notes  
 1 Value of "L" is shown on Plans  
 2 Lock bar, thimbles, and clips to be galvanized (ASTM Designation A123)

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REVISIONS			LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	
MARK	DATE	DESCRIPTION		
△	3 24 72	Revise concrete designation and change in latching bar design		
DRAWN BY F.C.J.		DESIGNED BY	APPROVED BY <i>[Signature]</i> 6/19/72	
TRACED BY F.C.J.		CHECKED BY C.F.E. H.S.M.	CHIEF ENGINEER	
RECOMMENDED BY <i>[Signature]</i>		DIVISION ENGINEER (1050 20)	SCALE NONE	DATE MAY 1957
			NO. 2-D238	
			SHEET 1 OF 1	

# EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL A

PARCEL 18 AND THE SOUTHWESTERLY 54.02 FEET OF PARCEL 17 OF PARCEL MAP 26301, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 176 OF PARCEL MAPS, PAGES 72 THROUGH 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### PARCEL B

ALL OF PARCEL 17, OF PARCEL MAP 26301 EXCEPT THE SOUTHWESTERLY 54.02 FEET, AND THOSE PORTIONS OF PARCEL 16 OF PARCEL MAP 26301, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 176 OF PARCEL MAPS, AT PAGE 72 THROUGH 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 16, AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO LYING IN THE SOUTHEASTERLY RIGHT-OF-WAY OF VINE STREET, 66 FEET WIDE, AS SAID STREET IS SHOWN ON SAID PARCEL MAP; THENCE,

NORTH 28°50'42" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 16 AND ALONG THE SOUTHEAST RIGHT-OF-WAY OF SAID VINE STREET, A DISTANCE OF 178.94 FEET TO A POINT THEREIN; THENCE,

SOUTH 61°08'56" EAST, A DISTANCE OF 36.52 FEET; THENCE,

SOUTH 28°51'04" WEST, A DISTANCE OF 17.00 FEET; THENCE,

SOUTH 61°08'56" EAST, A DISTANCE OF 88.00 FEET; THENCE,

SOUTH 28°51'04" WEST, A DISTANCE OF 67.18 FEET; THENCE,

SOUTH 61°08'56" EAST, A DISTANCE OF 207.01 FEET TO A POINT THE SOUTHEAST LINE OF SAID PARCEL 16; THENCE,

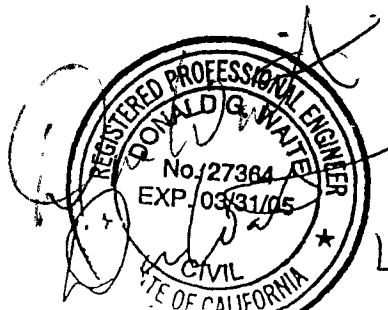
SOUTH 28°52'07" WEST, ALONG THE SOUTHEAST LINE OF SAID PARCEL 16, A DISTANCE OF 94.95 FEET TO THE END THEREOF; THENCE,

NORTH 61°06'54" WEST, ALONG THE SOUTHEAST LINE OF SAID PARCEL 16, A DISTANCE OF 331.48 FEET TO THE POINT OF BEGINNING.

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*[Handwritten Signature]* 2 4 03



LL-D32-D23

# MAP TO ACCOMPANY LEGAL DESCRIPTION

C.L.

VINE STREET

CURB & GUTTER

ST. R/W 24'

33'

N28°51'28"E 397.49'

286.71'

54.02'

PARCEL 18

P.M. NO. 26301  
PMB 176/77-81

PROPOSED P.L.

PROPOSED 3 STORY  
OFFICE BUILDING  
(46,000 SF)

PARCEL A  
AREA = 2.60 AC.

20'

EXISTING STORAGE YARD

331.35'

N61°00'14"W

331.42'

N61°00'14"W

341.53'

N28°52'07"E 623.69'

A. T. & S. F. RAILROAD

PREPARED BY:

**WESTLAND CIVIL, INC.**

CONSULTING CIVIL ENGINEERS

100 NORTH RANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362

(805) 495-1330

ID #: SILAGL/RIVERSIDE  
01/22/03 LLA-EXA.DWG

FAX: (805) 448-9125

GRAPHIC SCALE  
1"=50'



SEE SHT. 2

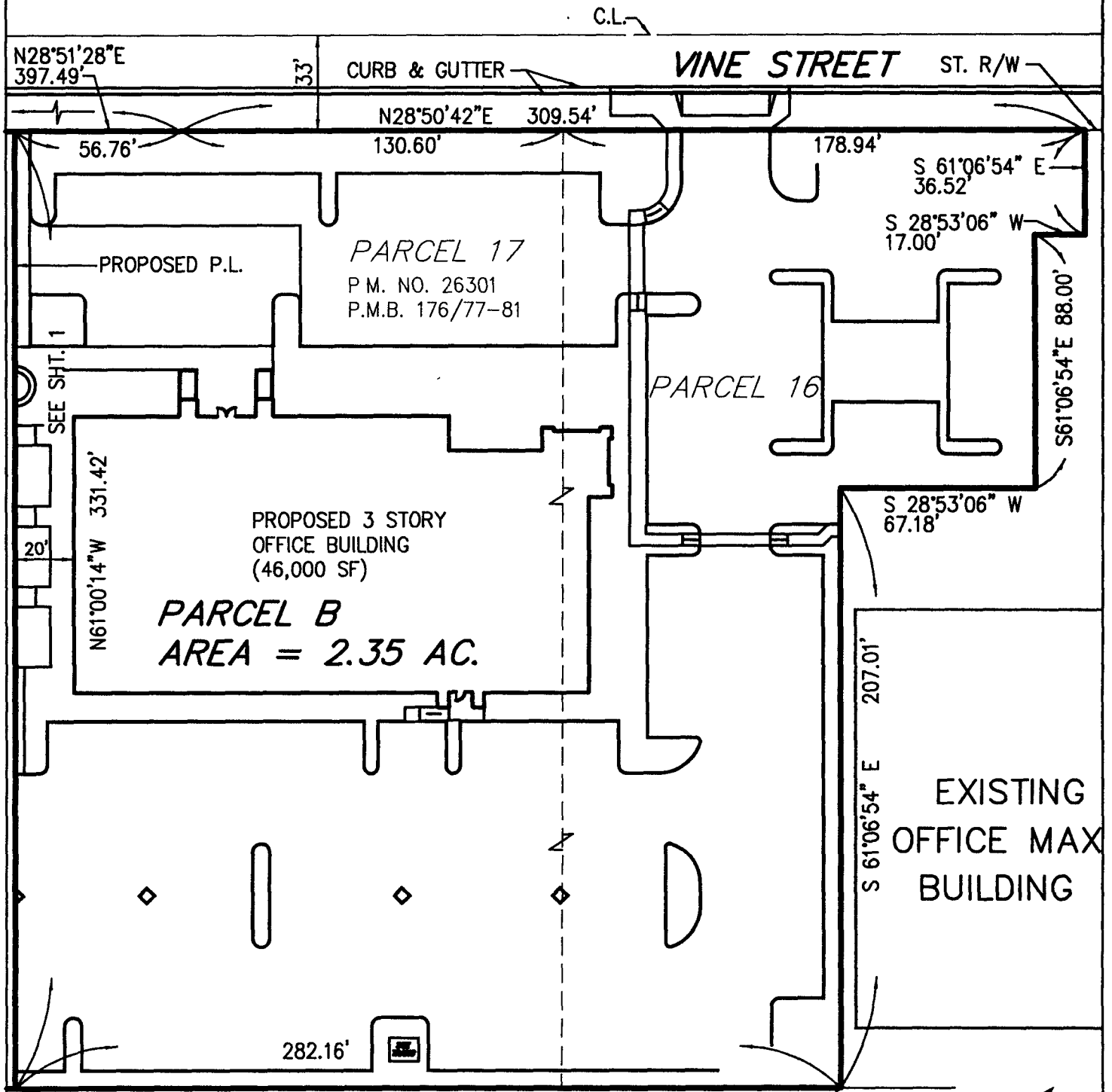
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# MAP TO ACCOMPANY LEGAL DESCRIPTION



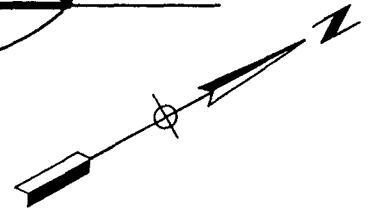
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A. T. & S.



RAILROAD



GRAPHIC SCALE  
 1"=50' 25.7  
 SHT. 2 OF 2

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