

Recording requested by:

**Recording Requested By**  
First American Title Company

And when recorded, mail to:

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

**DOC # 2000-055747**

02/15/2000 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: LL-033-989

A.P.N. POR. 230-291-040

2105374-23

LL - 33-989



**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**  
**FOR LOT LINE ADJUSTMENT**

Property Owner(s): ALLAN STEWARD, 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(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

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 2-2-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

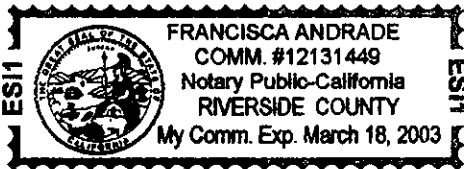
State of California }  
County of Riverside } ss

On Feb. 2, 2000, 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:

LL33989S.LLA



2000-055747  
02/15/2000 08:00A  
2 of 4



**Canty Engineering Group, Inc.**  
 CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

January 27, 2000

W.O. 1105-001

**EXHIBIT "A"**  
**ADMINISTRATIVE**  
**LOT LINE ADJUSTMENT No. LL-033-989**

Property of: ALLEN STEWARD, INC., a California corporation

**PARCEL "B"**

The Southwesterly 90.00 feet of the Northeasterly 181.00 feet of Lots 63 and 64 of Madison Park as shown by map on file in Book 14 of Maps at Pages 82 and 83 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** those portions as conveyed to the City of Riverside by Deeds recorded September 15, 1989 as instrument no. 318806; recorded June 28, 1996 as inst. no. 241208, described as Parcel 4 and Parcel 10; and recorded January 27, 2000 as inst. no. 29805, all being Official Records of Riverside County, California.

**PARCEL "C"**

The Northeasterly 91.00 feet of Lots 63 and 64 of Madison Park as shown by map on file in Book 14 of Maps at Pages 82 and 83 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** those portions as conveyed to the City of Riverside by Deeds recorded September 15, 1989 as instrument no. 318805; and recorded June 28, 1996 as inst. no. 241208, described as Parcel 4 and Parcel 10, both being Official Records of Riverside County, California.



**CANTY ENGINEERING GROUP, INC.**  
 Prepared under the supervision of:

*John W. Canty*  
 John W. Canty R.C.E. 17550

*2/1/00*  
 Date

DESCRIPTION APPROVAL 2/1/00  
*for* K.G. Street by \_\_\_\_\_  
 SURVEYOR, CITY OF RIVERSIDE

2000-055747  
 02/15/2000 08:00A  
 3 of 4



# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-33-989

BEING A PORTION OF LOTS 63 AND 64 OF MADISON PARK PER  
M.B. 14/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

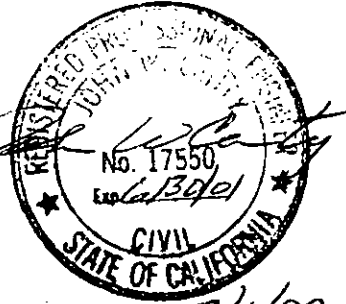
JANUARY 2000

SCALE: 1" = 60'

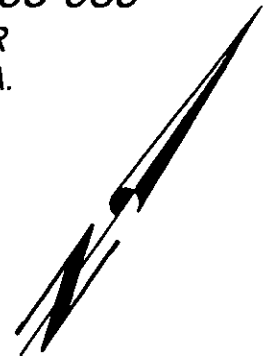
OWNER: (Parcel "A")  
CORSAIR, LLC  
9171 Wilshire Blvd.  
Beverly Hills, CA 90210

OWNER: (Parcels "B" & "C")  
ALLEN STEWARD, INC.  
104 East State Street, Suite Q  
Redlands, CA 92373

A.P.N.'s  
230-291-008, 009 & 040



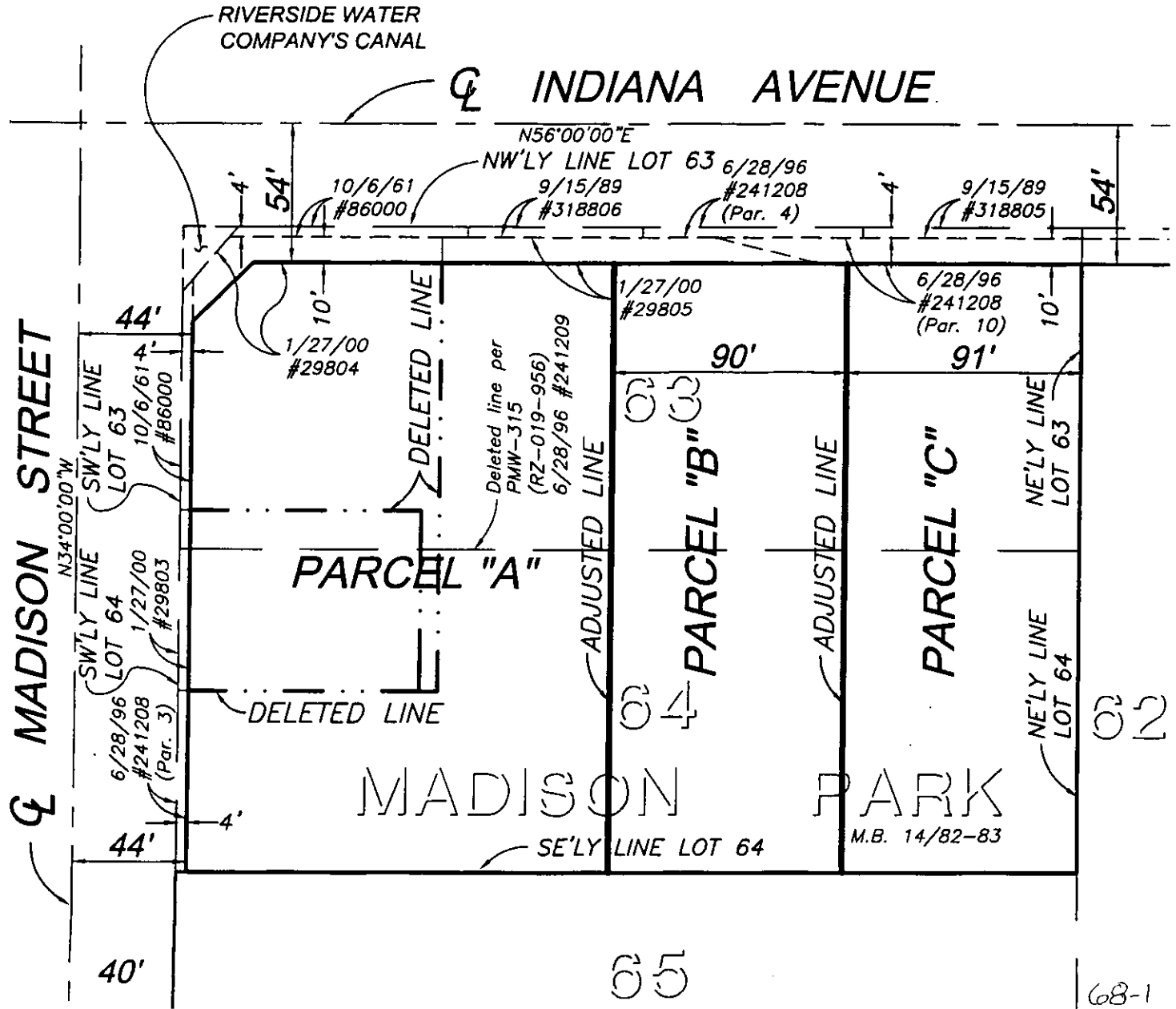
PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507



RIVERSIDE WATER  
COMPANY'S CANAL

## INDIANA AVENUE

2888-855747  
R2/15/2888 88:88R  
4 of 4



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

W.O. 1105-001

LL-033-989

Recording requested by:  
**Recording Requested By**  
 First American Title Company

**DOC # 2000-055746**

02/15/2000 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



And when recorded, mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-033-989  
 A.P.N. 230-291-008 & 009

LL - 33-989



**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**  
**FOR LOT LINE ADJUSTMENT**

Property Owner(s): CORSAIR, LLC, a Nevada 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 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

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 2-2-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

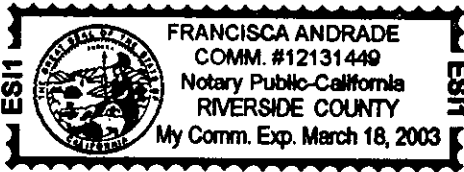
State of California }  
County of Riverside }<sup>ss</sup>

On Feb. 2, 2000, 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:

LL33989P.LLA



2000-055746  
02/15/2000 08:00A  
2 of 4



**Canty Engineering Group, Inc.**  
 CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

January 27, 2000

W.O. 1105-001

**EXHIBIT "A"**  
**ADMINISTRATIVE**  
**LOT LINE ADJUSTMENT No. LL-033-989**

Property of: CORSAIR, LLC, a Nevada Limited Liability Company

**PARCEL "A"**

Lots 63 and 64 of Madison Park as shown by map on file in Book 14 of Maps at Pages 82 and 83 thereof, Records of Riverside County, California.

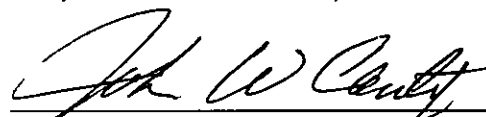
**EXCEPTING THEREFROM** the Northeasterly 181.00 feet thereof.

**ALSO EXCEPTING THEREFROM** those portions as conveyed to the City of Riverside by Deeds recorded October 6, 1961 as instrument no. 86000; recorded September 15, 1989 as instrument no. 318806; recorded June 28, 1996 as inst. no. 241208, described as Parcel 3; recorded January 27, 2000 as inst. no. 29803; recorded January 27, 2000 as inst. no. 29804; and recorded January 27, 2000 as inst. no. 29805, all being Official Records of Riverside County, California.

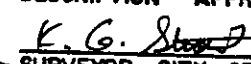
**ALSO EXCEPTING THEREFROM** that portion of said Lot 63, lying Northwesterly of the Riverside Water Company Canal.



**CANTY ENGINEERING GROUP, INC.**  
 Prepared under the supervision of:

  
 John W. Canty R.C.E. 17550

2/1/00  
 Date

DESCRIPTION APPROVAL 2/1/00  
 for  by \_\_\_\_\_  
 SURVEYOR, CITY OF RIVERSIDE



2000-055746  
 02/15/2000 08:00A  
 3 of 4

# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-33-989

BEING A PORTION OF LOTS 63 AND 64 OF MADISON PARK PER  
M.B. 14/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

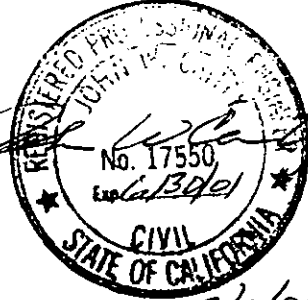
JANUARY 2000

SCALE: 1" = 60'

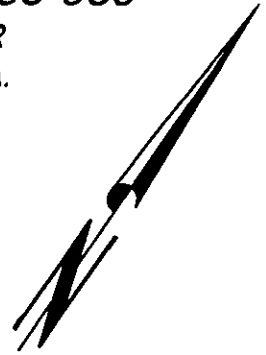
OWNER: (Parcel "A")  
CORSAIR, LLC  
9171 Wilshire Blvd.  
Beverly Hills, CA 90210

OWNER: (Parcels "B" & "C")  
ALLEN STEWARD, INC.  
104 East State Street, Suite 300  
Redlands, CA 92373

A.P.N.'s  
230-291-008, 009 & 040



PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

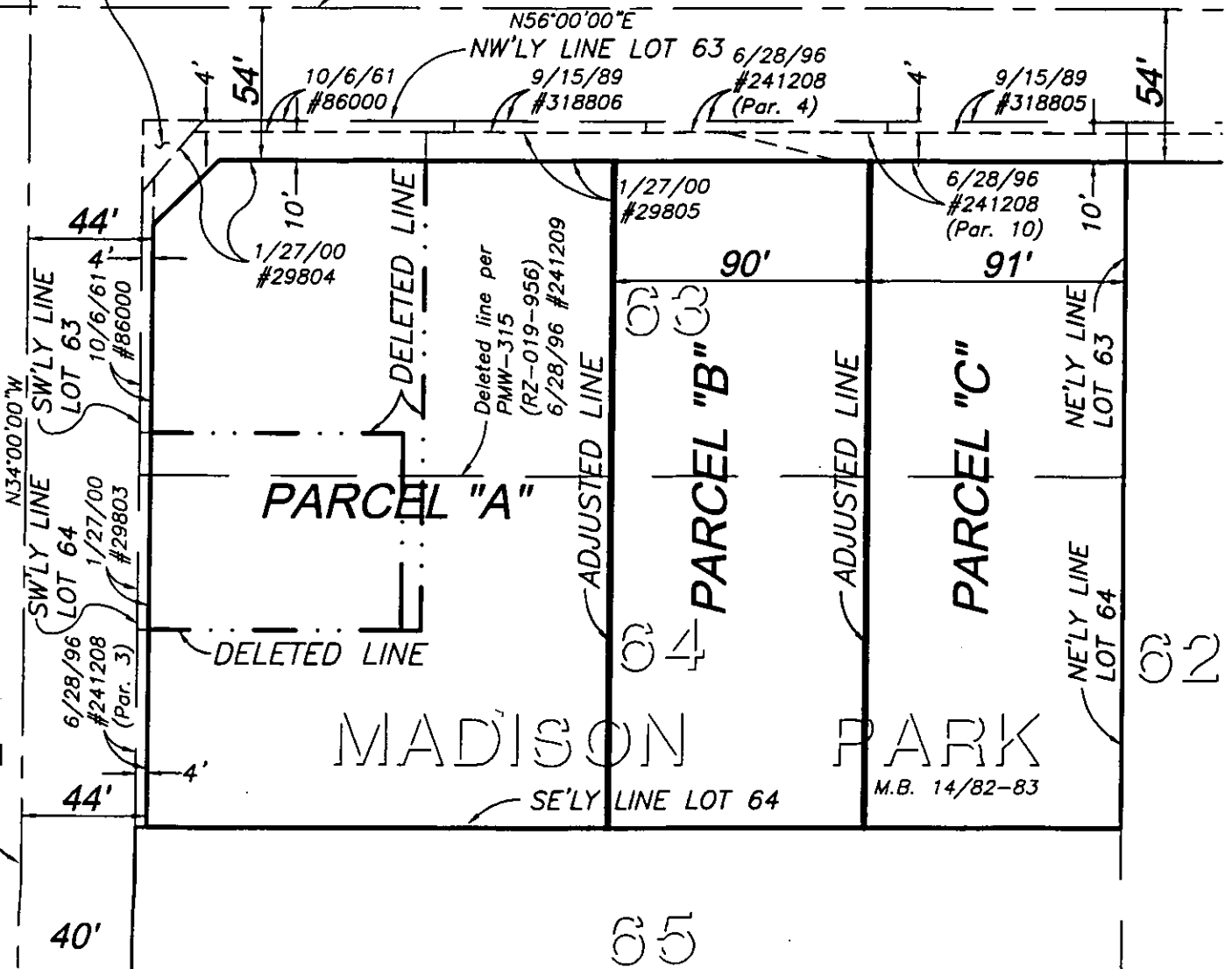


RIVERSIDE WATER  
COMPANY'S CANAL

## INDIANA AVENUE

## MADISON STREET

2000-055746  
02/15/2000 08:08:00  
4 of 4



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

68-1  
W.O. 1105-001

LL-033-989