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City of Riverside  
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3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY 18

Project: P05-0323  
APN: 249-070-021, -024, &-025  
Address: Iowa and Marlborough

LL-P05-0323



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): THE GROVE 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 THREE 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  
PLANNING DIRECTOR

By: 6/23/05  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside }

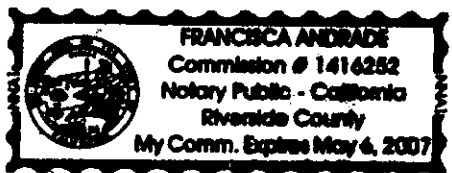
ss

On 6/23/05, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

Clara Miramontes  
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:

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

**City of Riverside**  
**Lot Line Adjustment No. PO5-0323**

**PARCEL A**

Those portions of Lots A, B and D, and Lots 9 through 24 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with a portion of Lot 16 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as follows:

**COMMENCING** at the southeast corner of Lot 18 of said Twogood and Herrick's Subdivision, being a point in the northerly line of Marlborough Avenue, said northerly line being a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along the southerly lines of said Lot 18, Lot 17 of said Twogood and Herrick's Subdivision, Lot 25 of said Steck's Citrus Tract and said Lot 24, a distance of 997.77 feet, being the **POINT OF BEGINNING**;

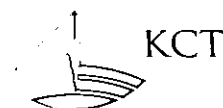
Thence N.00°10'01"E., a distance of 286.52 feet;

Thence N.89°49'59"W., a distance of 533.37 feet, to the easterly line of Parcel 3, conveyed to the City of Riverside by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California, said easterly line being a line parallel with and 55.00 feet easterly of the centerline of Iowa Avenue, as shown on said Steck's Citrus Tract;

Thence S.00°15'16"E. along said easterly line, a distance of 286.53 feet, to the southerly line of said Lot 12, said southerly line also being said northerly line of Marlborough Avenue;

Thence S.89°49'59"E. along said southerly line of Lot 12 and along the southerly lines of said Lots 13 through 24, said southerly lines also being said northerly line of Marlborough Avenue, a distance of 531.27 feet, to the Point of Beginning.

The above described parcel of land contains 3.50 acres, more or less.



**PARCEL B**

Those portions of Lot A, and Lots 2 through 7 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with a portion of Lot 16 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as follows:

**COMMENCING** at the southeast corner of Lot 18 of said Twogood and Herrick's Subdivision, being a point in the northerly line of Marlborough Avenue, said northerly line being a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along the southerly lines of said Lot 18, Lot 17 of said Twogood and Herrick's Subdivision and Lots 24 and 25 of said Steck's Citrus Tract, a distance of 997.77 feet;

Thence N.00°10'01"E., a distance of 286.52 feet, to the **POINT OF BEGINNING**;

Thence N.89°49'59"W., a distance of 533.37 feet, to the easterly line of Parcel 3, conveyed to the City of Riverside by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California, said easterly line being a line parallel with and 55.00 feet easterly of the centerline of Iowa Avenue, as shown on said Steck's Citrus Tract;

Thence N.00°15'16"W. along said parallel line, a distance of 259.24 feet, to the northwest corner of Parcel 3 of Parcel Map Waiver No. 47-878, recorded June 28, 1991, as Instrument No. 220472, Official Records of Riverside County;

Thence N.89°43'27"E. along the northerly line of said Parcel 3 of Parcel Map Waiver No. 47-878, a distance of 530.29 feet, to a line which bears N.00°10'01"E. from the Point of Beginning;

Thence S.00°10'01"W. along said line, a distance of 263.37 feet, to the Point of Beginning.

The above described parcel of land contains 3.21 acres, more or less.

**PARCEL C**

Those portions of Lot B, Lots 24 and 25 of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, together with portions of Lots 16, 17 and 18 of Twogood and Herrick's Subdivision, on file in Book 7 of Maps, Page 29 thereof, Records of San Bernardino County, California, being described as follows:



**BEGINNING** at the southeast corner of Lot 18 of said Twogood and Herrick's Subdivision, being a point in the northerly line of Marlborough Avenue, said northerly line being a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along the southerly lines of said Lot 18, Lot 17 of said Twogood and Herrick's Subdivision, Lot 25 of said Steck's Citrus Tract and said Lot 24, a distance of 997.77 feet;

Thence N.00°10'01"E., a distance of 549.89 feet, to the northerly line of Parcel 3 of Parcel Map Waiver No. 47-878, recorded June 28, 1991, as Instrument No. 220472, Official Records of Riverside County;

Thence N.89°43'27"E along the northerly lines of said Parcel Map Waiver No. 47-878, a distance of 1012.71 feet, to the easterly line of said Lot 18;

Thence S.01°41'52"W. along said easterly line, a distance of 557.92 feet, to the Point of Beginning.

The above described parcel of land contains 12.78 acres, more or less.

**KCT CONSULTANTS, INC.**

Prepared Under the Supervision of:



Marissa Crowther      PLS No. 6152

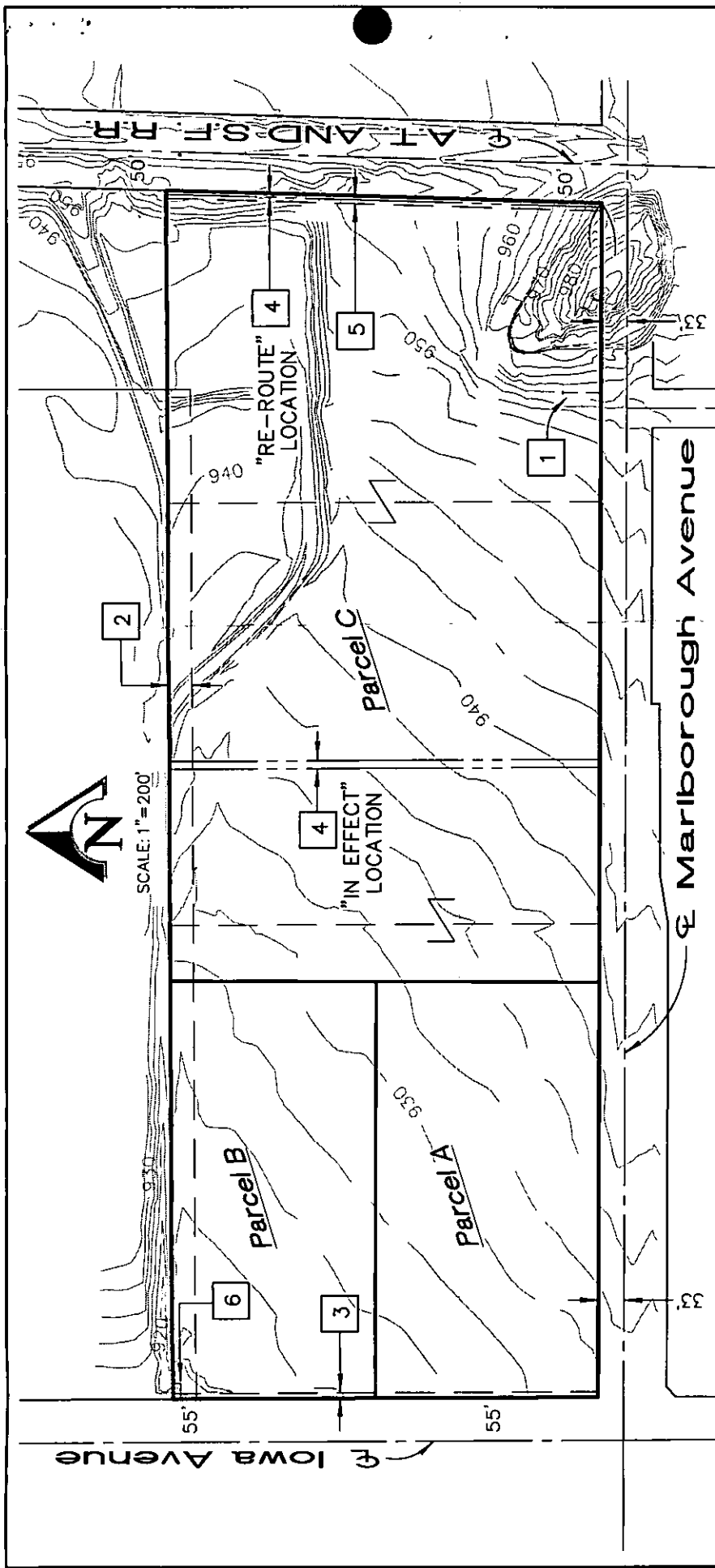
Date: June 9<sup>th</sup> 2005



DESCRIPTION APPROVAL:

  
MARK S. BROWN      DATE 6/22/05  
CITY SURVEYOR

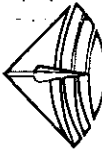


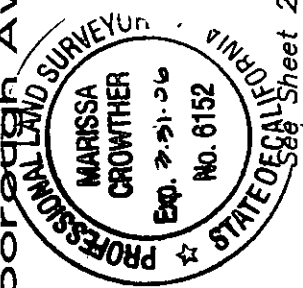
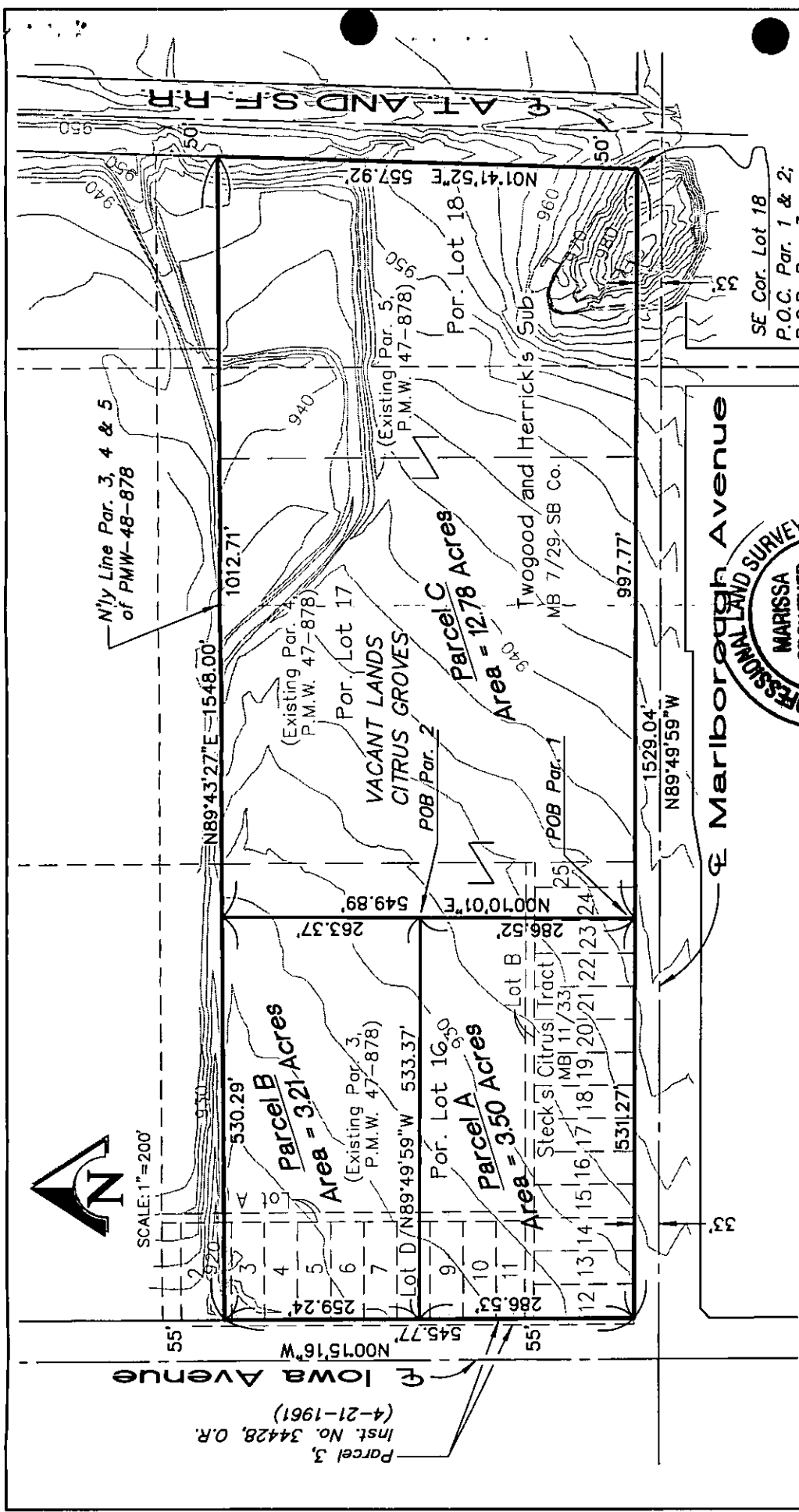


**EASEMENTS OVER PARCELS 1, 2 & 3**

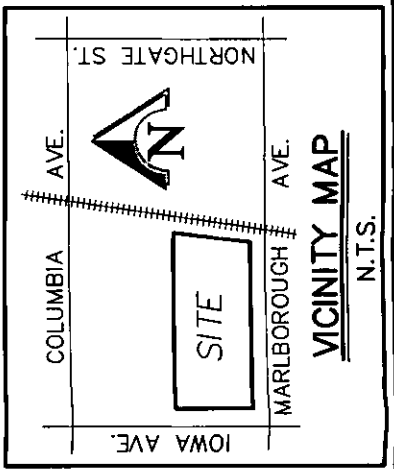
- 1** Guy Wires and Anchors Easement in favor of South. Calif. Edison Co., rec. 8-9-1946, Bk. 762, Pg. 405, O.R.
- 2** Building Setback Line per CCR's rec. 8-17-1988, Inst. No. 233450, O.R.
- 3** Public Utilities Easement in favor of Pacific Tel. & Telegraph Co., rec. 5-25-1961, Inst. No. 44639, O.R.
- 4** Electrical Lines & Communications Easement in favor of the City of Riverside, rec. 5-12-1961, Inst. No. 40934, O.R.  
"In Effect" is location of existing structures.
- 5** Electrical Lines & Communications Easement in favor of the City of Riverside, rec. 11-9-1962, Inst. No. 104176, O.R.
- 6** Electrical Lines & Cable Easement in favor of the City of Riverside, rec. 12-1-1961, Bk. 3030, Pg. 503, Inst. No. 103423, O.R.

LL-POS-0323

<p><b>CITY OF RIVERSIDE</b> <b>LOT, LINE ADJUSTMENT PO5-0323</b></p>	<p><b>EXHIBIT "B"</b> Sheet 2 of 2 Scale: 1"=200' February 2005 WO 1320-02</p>
 <p><b>KCT CONSULTANTS, INC.</b> Civil Engineers - Surveyors - Planners</p>	



**LEGEND**  
PMW-47-878, Inst. No. 220472, O.R.  
(6-28-1991)



Prepared under the supervision of:  
*Marissa Crowther*

MARISSA CROWTHER, PLS 6152  
DATE: *June 9, 2005*

CITY OF RIVERSIDE  
LOT LINE ADJUSTMENT PO5-0323

**KCT CONSULTANTS, INC.**  
Civil Engineers - Surveyors - Planners

EXHIBIT "B"  
Sheet 1 of 2  
Scale: 1"=200'  
February 2005  
WO 1320-02



**GARY L. ORSO**  
**COUNTY OF RIVERSIDE**  
**ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(909) 486-7000

<http://riverside.asrclrec.com>

**NOTARY CLARITY**

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: FRANCISCA ANDRADE

Commission #: 1416252

Place of Execution: RIVERSIDE

Date Commission Expires: MAY 6, 2007

Date: JUN 30 2005

Signature: 