

Recording requested by:

DOC # 2007-0460853  
07/16/2007 08:00A Fee:22.00  
Page 1 of 6

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

And when recorded, mail to:



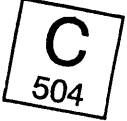
Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						48
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									504

FOR RECORDER'S OFFICE USE ONLY

Project: P06-1442  
Jurupa & Wilderness Avenues  
A.P.N. 189-190-001 & 002

LL - P06-1442



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JURUPA INDUSTRIAL GROUP, 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 two (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  
PLANNING DIRECTOR

By: Mike Coyazo for  
Craig Aaron, Deputy Planning Director

5/2/07  
Date

**GENERAL ACKNOWLEDGEMENT**

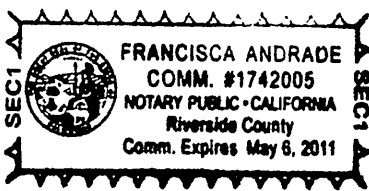
State of California

County of Riverside } ss

On May 21 2007, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared  
Mike Coyazo  
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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

*LOT LINE ADJUSTMENT  
WILDERNESS & JURUPA*

That certain real property, located in the City of Riverside, Riverside County California, described as follows:

**PARCEL 1**

That portion of Lot 14 *together with* that portion of Lots 15 through 18 all in Block 33 of Tract No. 5 of the Riverview Addition to the City of Riverside, as shown by map on file in Map Book 7, Page 7, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of said Lot 18;

THENCE along the southerly line of said Lot 18, South 89°54'51" East, a distance of 3.00 feet to a line that is parallel with and distant 3.00 feet easterly, as measured at right angles, from the centerline of Wilderness Avenue as shown by Parcel Map on file in Parcel Map Book 9, Page 19, records of Riverside County, California, and the POINT OF BEGINNING of the parcel of land to be described;

THENCE along said parallel line, North 0°06'43" East, a distance of 122.02 feet;

THENCE North 47°13'15" East, a distance of 19.10 feet to a line that is parallel with and distant 55.00 feet southerly, as measured at right angles, from the centerline of Jurupa Avenue as shown by Record of Survey filed in Record of Survey Book 47, Page 64, records of Riverside County, California;

THENCE along said last mentioned parallel line, South 89°54'51" East, a distance of 213.10 feet;

THENCE at right angle to said centerline of Jurupa Avenue, South 0°05'09" West, a distance of 96.50 feet;

THENCE along a line parallel with said centerline of Jurupa Avenue, North 89°54'51" West, 41.49 feet;

THENCE at right angle to said centerline of Jurupa Avenue, South 0°05'09" West, a distance of 38.50 feet to a point in the southerly line of said Lot 15, distant 188.67 feet easterly from said southwesterly corner of Lot 18;

2007-0468853  
07/16/2007 08:00A  
3 of 6



THENCE along the southerly line of said Lots 15 through 18, North 89°54'51" West, a distance of 185.67 feet to the POINT OF BEGINNING.

Containing 28,974 square feet, more or less.

**PARCEL 2**

That portion of Lot 8 *together with* that portion of Lots 9 through 15 all in Block 33 of Tract No. 5 of the Riverview Addition to the City of Riverside, as shown by map on file in Map Book 7, Page 7, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of Lot 18 of said map;

THENCE along the southerly line of said Lot 18, South 89°54'51" East, a distance of 3.00 feet to a line that is parallel with and distant 3.00 feet easterly, as measured at right angles, from the centerline of Wilderness Avenue as shown by Parcel Map on file in Parcel Map Book 9, Page 19, records of Riverside County, California;

THENCE along said parallel line, North 0°06'43" East, a distance of 122.02 feet;

THENCE North 47°13'15" East, a distance of 19.10 feet to a line that is parallel with and distant 55.00 feet southerly, as measured at right angles, from the centerline of Jurupa Avenue as shown by Record of Survey filed in Record of Survey Book 47, Page 64, records of Riverside County, California;

THENCE along said last mentioned parallel line, South 89°54'51" East, a distance of 213.10 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing along said last mentioned parallel line, South 89°54'51" East, a distance of 277.24 feet to a point in the northwesterly line of the Railroad Right-of-Way as shown on said Record of Survey; said point being in a non-tangent curve concaving northwesterly, having a radius of 1407.69 feet and the radial line to said point bears South 48°30'52" East;

THENCE southwesterly to the right along said along said curve and along said Railroad Right-of-Way through a central angle of 7°49'09" an arc length of 192.11 feet to the southerly line of said Lot 11;

THENCE along the southerly line of said Lots 11 through 15, North 89°54'51" West, a distance of 182.26 feet to a point distant 188.67 feet easterly from said southwesterly



corner of Lot 18;

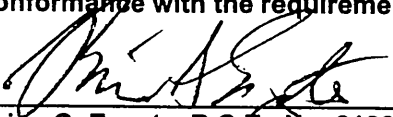
THENCE at right angle to said centerline of Jurupa Avenue, North 0°05'09" East, a distance of 38.50 feet;

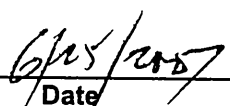
THENCE along a line parallel with said centerline of Jurupa Avenue, South 89°54'51" East, a distance of 41.49 feet;

THENCE North 0°05'09" East, a distance of 96.50 feet to the POINT OF BEGINNING.

Containing 30,233 square feet, more or less.

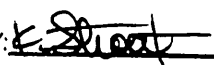
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
\_\_\_\_\_  
Brian G. Esgate, R.C.E. No. 21884  
License Expires 9-30-2007

  
\_\_\_\_\_  
Date



DESCRIPTION APPROVAL:

BY:   
\_\_\_\_\_  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



2007-0460853  
07/16/2007 08:00A  
5 of 6

