

Recording requested by:

DOC # 2008-0571382
10/27/2008 08:00A Fee:21.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 514

FOR RECORDER'S OFFICE USE ONLY 24

Project: P07-0917
APN: 209-161-001-004
Address: 2511 & 2543 Northbend Street

LL-P07-0917
PARCEL A

C
514

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

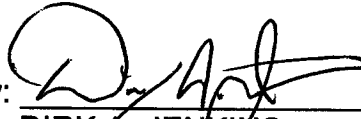
Property Owner(s): **MARKET STREET MEDICAL COMPLEX, LLC,**
a California limited liability company

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 **ONE (1)** 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.

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: 
DIRK A. JENKINS
PRINCIPAL PLANNER

7/11/08
DATE

State of California

County of Riverside } ss

On July 11, 2008, before me, Francisca Andrade, notary public,

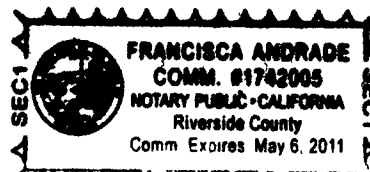
personally appeared Dirk A. Jenkins who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Signature



2008-0571382
10/27/2008 08 08A
2 of 5

PSOMAS

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL MERGER NO. P07-0917

PARCEL "A"

THAT PORTION OF THE NORTH ONE-HALF OF LOT 33, OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, BEING LOCATED IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID NORTH ONE-HALF OF SAID LOT 33;

THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 33 NORTH 29° 02' 40" EAST, A DISTANCE OF 57.67 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 29° 02' 40" EAST, A DISTANCE OF 272.98 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 33;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 33, NORTH 60° 52' 30" WEST, A DISTANCE OF 430.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKET STREET AS CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 13, 1953 AS INSTRUMENT NO. 54713, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 550.00 FEET, A RADIAL BEARS SOUTH 87° 28' 47" EAST,

THENCE, SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42° 45' 33", A DISTANCE OF 410.46 FEET, A PORTION OF SAID CURVE ALSO BEING ALONG THE NORTHEASTERLY LINE OF PARCEL 3 OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 28, 1953, IN BOOK 1476, PAGE 456, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE, CONTINUING ALONG SAID NORTHEASTERLY LINE SOUTH 40° 14' 20" EAST, A DISTANCE OF 101.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 39.50 FEET, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF A PARCEL OF LAND AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 10, 2004, AS INSTRUMENT NO. 95254, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, A RADIAL BEARS SOUTH 27° 23' 37" WEST;

THENCE, NORTHEASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 50' 19", A DISTANCE OF 44.01 FEET;

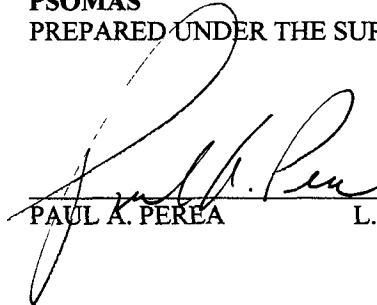
THENCE, CONTINUING ALONG SAID NORTHERLY LINE, NORTH 53° 33' 18" EAST, A DISTANCE OF 8.70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL DESCRIBED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT RECORDED MAY 5, 2008 AS DOCUMENT NO 230765, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



THE ABOVE PARCEL CONTAINS 2 00 ACRES, MORE OR LESS.

PSOMAS
PREPARED UNDER THE SUPERVISION OF.




PAUL A. PEREA L.S 6199

3.14.08
DATE



DESCRIPTION APPROVAL:

BY.  7/25/08
DATE

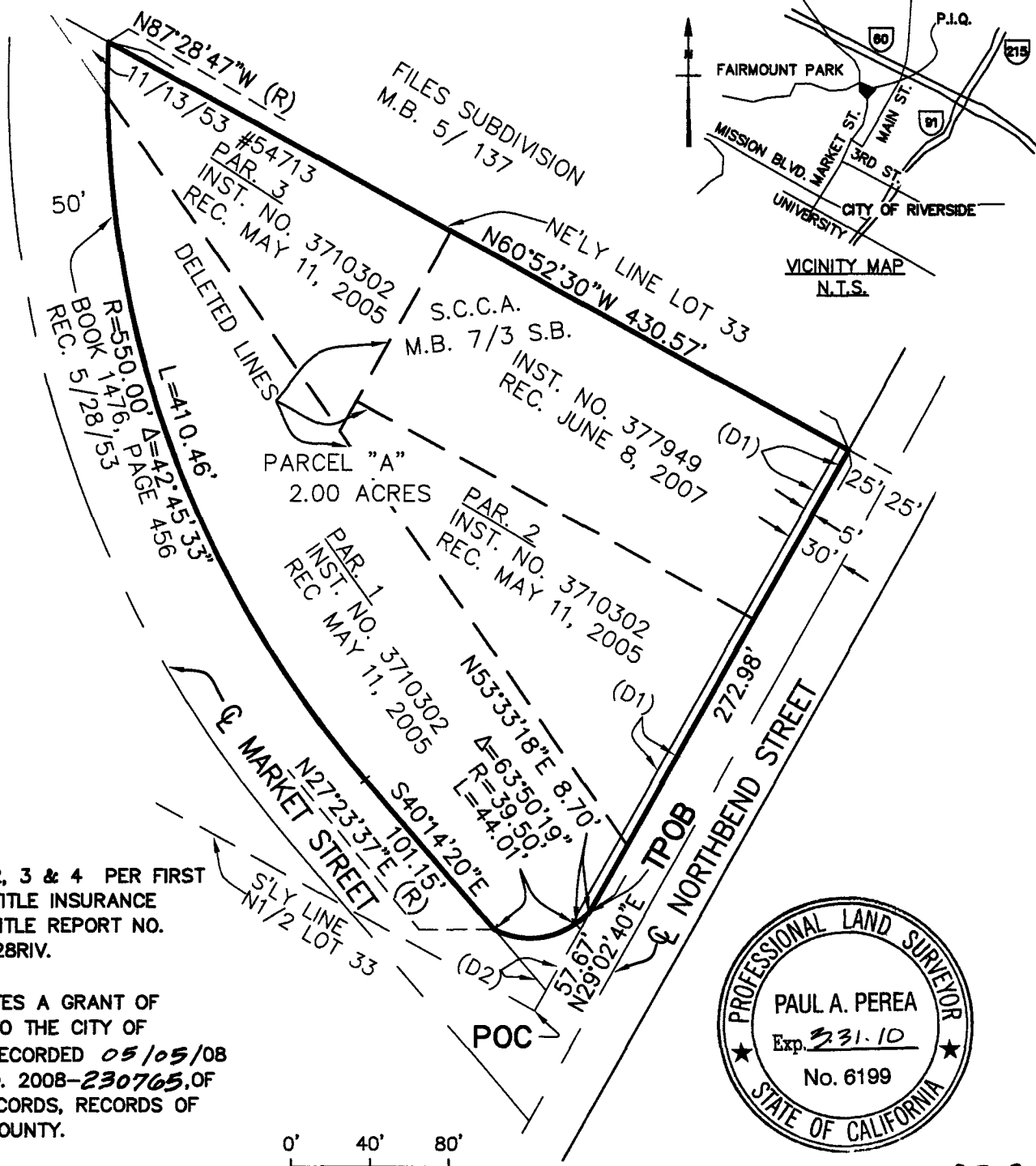
FOR. MARK S. BROWN
CITY SURVEYOR

2008-0571382
10/27/2008 08:08A
4 of 5



EXHIBIT 'B'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA
 ADMINISTRATIVE PARCEL MERGER NO. P07-0917
 A PORTION OF LOT 33, AS SHOWN BY MAP ON FILE
 IN BOOK 7, PAGE 3, RECORDS SAN BERNARDINO COUNTY

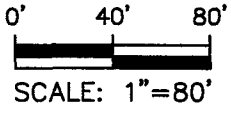


NOTES:

PARCEL 1, 2, 3 & 4 PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE REPORT NO. NCS-3334928RIV.

(D1) INDICATES A GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED 05/05/08 AS INST. NO. 2008-230765, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

(D2) INDICATES PER GRANT DEED RECORDED FEBRUARY 10, 2004 AS INST. NO. 095254



Paul A. Perea 25-3
 3.14.08

2608-6571382
 18/27/2008 08 08A
 5 of 5



DESCRIPTION: ADMINISTRATIVE PARCEL MERGER NO. P07-0917	LOCATION: CITY OF RIVERSIDE	SHEET 1 OF 1
MARKET STREET MEDICAL COMPLEX, LLC A LIMITED LIABILITY COMPANY 4646 BROCKTON AVE., SUITE 203 RIVERSIDE, CA 92506	PSOMAS 2010 Iowa Avenue, Suite 101 Riverside, Ca. 92507 (951) 787-8421 www.psomas.com	SCALE: 1" = 80'
		DATE: 02/14/2008
		JOB NO.: 1300001001

LL-P07-0917