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**NOTE TO COUNTY RECORDER:
 DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: LLA P08-0196
 APN: 227-180-007, 227-140-013
 Address: 4000 Madison Street

LL-P08-0196

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28

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

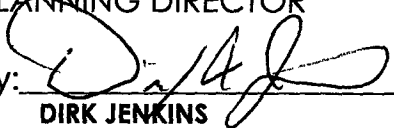
Property Owner: ARLINGTON SQUARE L.P., A California Limited Partnership

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 parcels 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 parcels 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 JENKINS
 SENIOR PLANNER
 DATE 11/13/08

LL-P08-0196

ACKNOWLEDGEMENT

State of California }
County of Riverside } .ss

On ~~Oct~~ ¹¹ 11-13-08, 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.

Francisca Andrade
Notary Signature



ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Francisca Andrade

Notary Identification Number 1742005

County Where Bond Is Filed Riverside

Date Commission Exp May 6, 2011

DATE: 1/22/09

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally appeared, _____

who proved to me 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.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____/____/____

Signature _____

LL-P08-019

EXHIBIT A
LEGAL DESCRIPTION

SHEET 1 OF 3

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF LOTS 1 AND 8 IN BLOCK 16 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 72 OF MAPS, KNOWN ON THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 8, WITH A LINE THAT IS PARALLEL WITH, AND DISTANT SOUTHEASTERLY 44.00 FEET FROM THE CENTER LINE OF MADISON STREET; THENCE ALONG SAID PARALLEL LINE NORTH 34°00'00" WEST 120.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO HARRY D. KRITZ, ET UX, RECORDED AUGUST 20, 1952, IN BOOK 1394, PAGE 314 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 55°58'30" WEST 520.26 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 9587, AS PER MAP RECORDED IN BOOK 51, PAGES 38 THROUGH 39 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF PARCELS 1, 2 AND 3 OF SAID PARCEL MAP NORTH 34°00'00" WEST 688.05 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 15881, AS PER MAP RECORDED IN BOOK 82, PAGES 99 THROUGH 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE ALONG THE SOUTHERLY LINE OF LAST SAID PARCEL 1 NORTH 89°40'00" EAST 134.69 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF LAST SAID PARCEL 1 NORTH 33°57'10" WEST 23.94 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE ALONG THAT CERTAIN COURSE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING OF "EAST" AND A DISTANCE OF 12.11 FEET ON LAST SAID PARCEL MAP AND ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN GRANT DEED RECORDED APRIL 22, 2005 AS DOCUMENT NO. 2005-0319034 IN SAID OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY NORTH 89°40'00" EAST 144.33 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID GRANT DEED; THENCE ALONG THE EASTERLY LINE OF SAID GRANT DEED NORTH 00°20'00" WEST 123.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 50.00 FEET FROM THE CENTER LINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE NORTH 89°40'00" EAST 243.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY 37.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°20'00" TO A LINE THAT IS PARALLEL WITH THE CENTER LINE OF MADISON STREET AND PASSES THROUGH THE POINT OF BEGINNING; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 34°00'00" EAST 492.68 FEET TO THE TRUE POINT OF BEGINNING.

LL-POB-0196

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE, WITH A LINE PARALLEL WITH AND 44 FEET SOUTHWESTERLY OF THE CENTERLINE OF MADISON STREET; THENCE ALONG SAID PARALLEL LINE OF MADISON STREET SOUTH 34°00'00" EAST 126.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE PERPENDICULAR TO LAST SAID PARALLEL LINE SOUTH 56°00'00" WEST 208.63 FEET TO A LINE PARALLEL WITH AND 252.63 FEET SOUTHWESTERLY OF THE CENTERLINE OF MADISON STREET; THENCE ALONG LAST SAID PARALLEL LINE NORTH 34°00'00" WEST 74.55 FEET; THENCE ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF ARLINGTON AVENUE NORTH 00°20'00" WEST 41.61 FEET TO A LINE PARALLEL WITH AND 167.00 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 89°40'00" WEST 53.00 FEET TO A LINE PARALLEL WITH AND 66.11 FEET EASTERLY OF THE EASTERLY LINE OF THE LAND DESCRIBED IN GRANT DEED RECORDED APRIL 22, 2005 AS DOCUMENT NO. 2005-0319034 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; THENCE ALONG LAST SAID PARALLEL LINE NORTH 00°20'00" WEST 117.00 FEET TO SAID LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE NORTH 89°40'00" EAST 177.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY 37.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°20'00" TO SAID LINE PARALLEL WITH THE CENTERLINE OF MADISON STREET; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 34°00'00" EAST 105.80 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED SEPTEMBER 9, 2008 AS INSTRUMENT NO. 2008-0494388 IN SAID OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

PARCEL 2:

THAT PORTION OF LOTS 1 AND 8 IN BLOCK 16 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, KNOWN ON THE CITY OF RIVERSIDE AS MAP FILED IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE, WITH A LINE PARALLEL WITH AND 44 FEET SOUTHWESTERLY OF THE CENTERLINE OF MADISON STREET; THENCE ALONG SAID PARALLEL LINE OF MADISON STREET SOUTH 34°00'00" EAST 126.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE PERPENDICULAR TO LAST SAID PARALLEL LINE SOUTH 56°00'00" WEST 208.63

FEET TO A LINE PARALLEL WITH AND 252.63 FEET SOUTHWESTERLY OF THE CENTERLINE OF MADISON STREET; THENCE ALONG LAST SAID PARALLEL LINE NORTH 34°00'00" WEST 74.55 FEET; THENCE ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF ARLINGTON AVENUE NORTH 00°20'00" WEST 41.61 FEET TO A LINE PARALLEL WITH AND 167.00 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 89°40'00" WEST 53.00 FEET TO A LINE PARALLEL WITH AND 66.11 FEET EASTERLY OF THE EASTERLY LINE OF THE LAND DESCRIBED IN GRANT DEED RECORDED APRIL 22, 2005 AS DOCUMENT NO. 2005-0319034 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; THENCE ALONG LAST SAID PARALLEL LINE NORTH 00°20'00" WEST 117.00 FEET TO SAID LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG LAST SAID PARALLEL LINE NORTH 89°40'00" EAST 177.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY 37.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°20'00" TO SAID LINE PARALLEL WITH THE CENTERLINE OF MADISON STREET; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 34°00'00" EAST 105.80 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION GRANTED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED SEPTEMBER 9, 2008 AS INSTRUMENT NO. 2008-0494388 IN SAID OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

Brian K. Mickelson 7/07/08
BRIAN K. MICKELSON, L.S. 7320, EXP. 06/30/09



DESCRIPTION APPROVAL:
BY: [Signature] 11-18-08
DATE
FOR: MARK S. BROWN
CITY SURVEYOR

100' 0' 50' 100' 200'



GRAPHIC SCALE: 1" = 100'

LEGEND

- EXISTING LOT LINES TO REMAIN
- - - EXISTING LOT LINE TO BE ADJUSTED
- REVISED LOT LINE

PORTION GRANTED TO THE CITY OF RIVERSIDE
 PER DOC. RECORDED SEPT. 09, 2008
 AS INST. NO. 2008-0494388



ARLINGTON AVENUE

AVENUE

MADISON STREET

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 1
 P.M. NO. 15881
 P.M.B.
 82/99-100

DOC. #
 2005-
 0319034

R.O.S. 6/54

PARCEL 2

PARCEL 1

RIVERSIDE LAND &
 IRRIGATING COMPANY
 M.B. 1 / 70

SOUTHEASTERLY LINE
 LOT 8, BLOCK 16,
 RIVERSIDE LAND &
 IRRIGATING COMPANY
 M.B. 1/70

TRUE POINT
 OF BEGINNING
 PARCEL 1

POINT OF
 COMMENCEMENT
 PARCEL 2

POINT OF
 COMMENCEMENT
 PARCEL 1

154.93'

842.98'

688.05'

N 34°00'00" W

N 34°00'00" W

N 34°00'00" W

120.00'

N 89°40'00" E
134.69'

N 89°40'00" E
144.33'

N 33°57'10" W
23.94'

N 00°20'00" W
123.00'

N 00°20'00" W
117.00'

N 00°20'00" W
74.55'

N 34°00'00" W
74.55'

N 55°58'30" E
520.26'

N 89°40'00" E
177.68'

N 89°40'00" E
243.79'

N 56°00'00" E
208.63'

N 89°40'00" E
105.80'

N 89°40'00" E
126.15'

N 89°40'00" E
623.02'

N 89°40'00" E
134.69'

N 89°40'00" E
144.33'

N 33°57'10" W
23.94'

N 00°20'00" W
123.00'

N 00°20'00" W
117.00'

N 00°20'00" W
74.55'

N 34°00'00" W
74.55'

N 55°58'30" E
520.26'

N 89°40'00" E
177.68'

N 89°40'00" E
243.79'

N 56°00'00" E
208.63'

N 89°40'00" E
105.80'

N 89°40'00" E
126.15'

N 89°40'00" E
623.02'

1394-314 O.R.

44'

386.87'

N 34°00'00" W

N 34°00'00" W

N 34°00'00" W

52-6



FUSCOE
 ENGINEERING
 16795 Von Karman, Suite 100, Irvine, California 92606
 tel 949 474 1960 fax 949 474 5315 www.fuscoe.com

LOT LINE ADJUSTMENT NO. P08-0196
 CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 02-21-08
 SCALE: 1" = 100'
 JN: 852.01.01
 SHEET 1 OF 1

LL-P08-0196