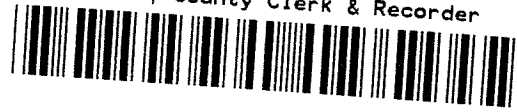


Recording requested by:

DOC # 2009-0476172  
09/14/2009 08:00A Fee:18.00  
Page 1 of 4

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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									516

FOR RECORDER'S OFFICE USE ONLY 19

Project: P09-0476  
APN: 247-106-006 & 247-112-002  
Address: NONE

**LL-P09-0476**  
**PARCEL 1**



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

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR PARCEL MERGER

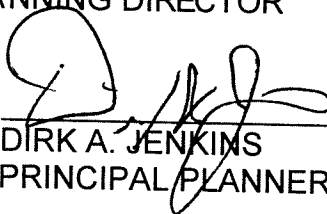
Property Owner: **Citrus Business Park, LLC, a California limited liability company**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 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 complies 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:  9/1/09 DATE  
DIRK A. JENKINS  
PRINCIPAL PLANNER

State of California

County of Riverside } ss

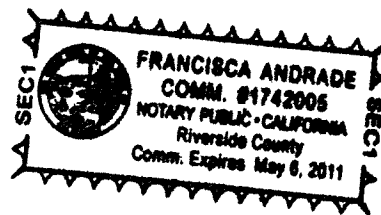
On Sept. 1, 2009, before me, Francisca Andrade, notary public,  
personally appeared Dirk A. Jenkins who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their 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



2009-0476172  
09/14/2009 08 00A  
2 of 4

EXHIBIT "A"

PARCEL 1

That portion of Block 27 and all of Block 28, **together with** portions of Spring Street (66.00 feet wide), vacated, and Highland Avenue (66.00 feet wide), vacated, of Map of East Riverside, on file in Book 7 of Maps at page 33 thereof, Records of San Bernardino County, California, lying in Section 7, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the southeasterly corner of Parcel 3 of Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037, recorded July 17, 2009 as Document No. 2009-0369907, Official Records of Riverside County, California, said corner being the intersection of the northerly right of way line of Citrus Street (66.00 feet wide) with the westerly line of the Riverside County Transportation Commission Right of Way (formerly the Atchison, Topeka and Santa Fe right-of-way (Hemet branch) as shown on Record of Survey on file in Book 32 of Records of Survey, at page 72 thereof, Records of Riverside County, California);

Thence North 01°47'20" East along the easterly line of said Parcel 3 and along said westerly line, a distance of 1301.96 feet to the northeast corner of Parcel 1 of said Certificate of Compliance for Lot Line Adjustment No. LL-P09-0037, being the **TRUE POINT OF BEGINNING**;

Thence continuing North 01°47'20" East along said westerly line, a distance of 1.58 feet;

Thence North 01°45'58" East along said westerly line, a distance of 403.52 feet to a point of intersection with the southerly right of way line of Villa Street (70.00 feet wide) of said Map;

Thence South 89°56'38" West along said southerly right of way line, a distance of 398.84 feet to the intersection of the southeasterly right of way line of the Atchison Topeka and Santa Fe Railroad (100.00 feet wide, formerly Riverside, Santa Ana and Los Angeles Railroad) as shown on said Map;

Thence South 34°58'16" West along said southeasterly right of way line, a distance of 494.36 feet to the centerline of said Spring Street;

Thence North 89°57'03" East along said centerline, a distance of 669.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 4.97 acres, more or less.

SEE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

9/4/09  
Date



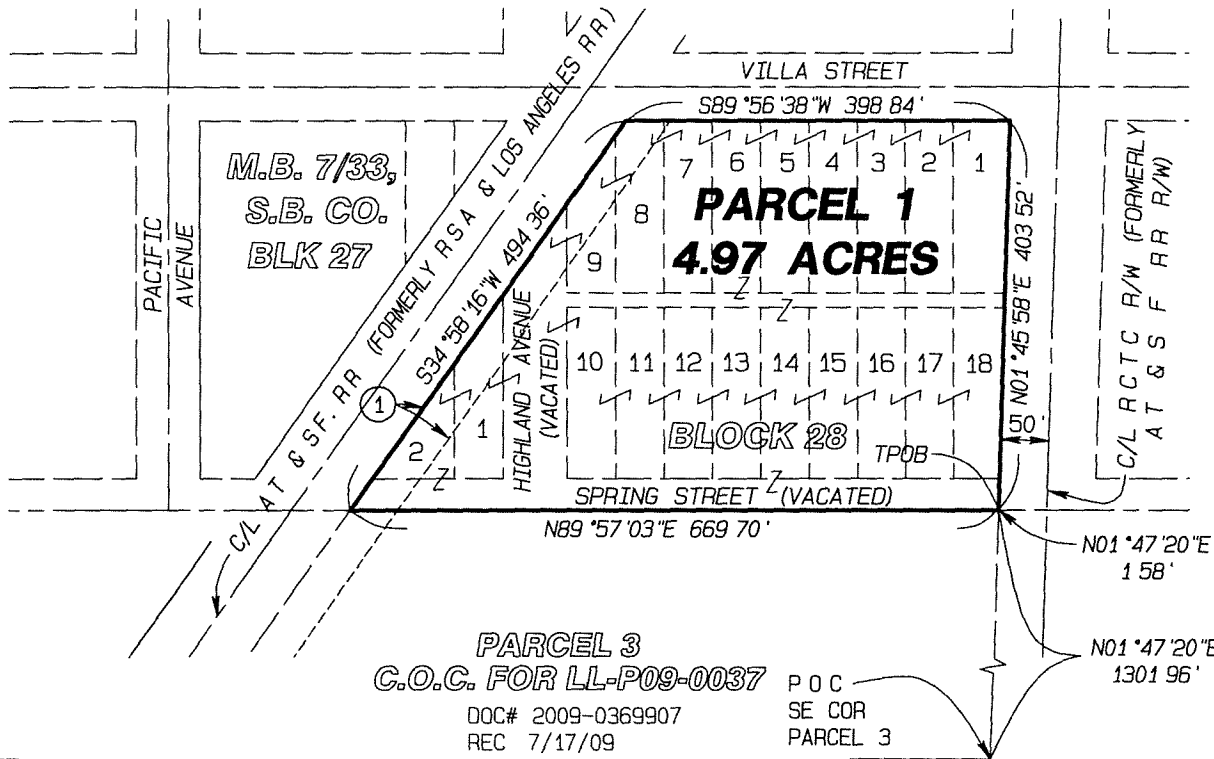
Prepared by: [Signature]  
Checked by: [Signature]

DESCRIPTION APPROVAL:  
BY: [Signature] 9/10/09 DATE  
FOR: MARK S. BROWN  
CITY SURVEYOR

2009-0476172  
09/14/2009 08:00R  
3 of 4

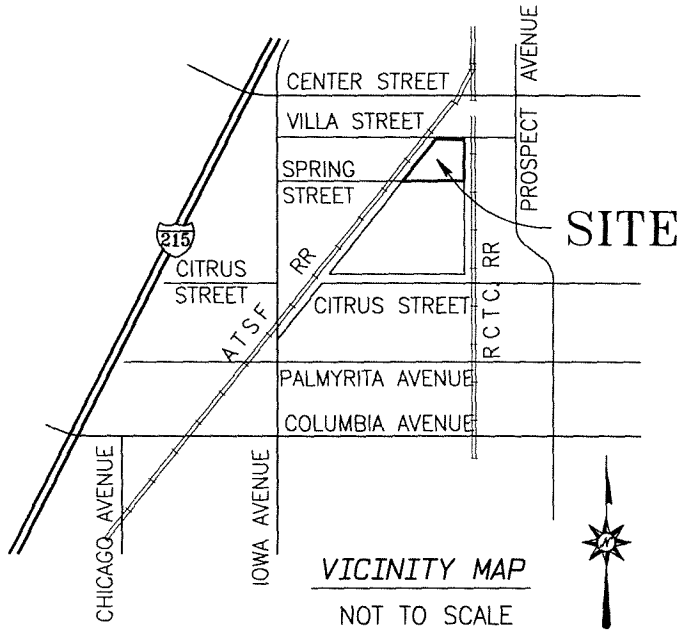


# EXHIBIT "B"



OWNER:  
 CITRUS BUSINESS PARK, LLC,  
 A CALIF. LIMITED LIABILITY CO,  
 APN 247-112-002

① 40' WATER ESMT. TO CITY OF RIV  
 REC 3/11/08 INST NO 08-119068, O R



SEC. 7, T.2 S., R.4 W.

ALBERT A.  
**WEBB**  
 ASSOCIATES

CITY OF RIVERSIDE, CALIFORNIA

File G\2007\07-0424\DWG&PRO\S\DESIGN\070424\_PARCEL MERGER\_B pro

11-6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION

SHEET 1 OF 1

WO  
 07-0424

SCALE 1" = 200'

DRWN BY AWB DATE 7-23-09  
 CHKD BY AWB DATE 7/23/09

SUBJECT PARCEL MERGER NO. P09-0476



2009-0476172  
 09/14/2009 08 00R  
 4 of 4

LL-P09-0476