

Recording requested by:

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

2017-0072936

02/21/2017 01:21 PM Fee: \$ 42.00

Page 1 of 10

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



					R	A	Exam: <i>1008</i>			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
<i>10</i>										
SIZE	NCOR	SMF	NCHG	T:			<i>1/2-</i>			

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0868
APN: 213-060-012, -013 & -014
Por. APN: 213-060-004

P16-0868
PARCELS 1 - 4

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

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **3rd and Vine, LLC, a Delaware 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 **FOUR (4)** 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.

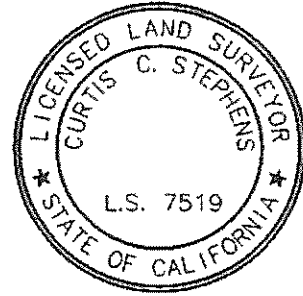
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P16-0868

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curtis C. Stephens 2/16/17
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside } ss

On February 16, 2017, before me, Angela Ferreira,
notary public, personally appeared, Curtis C. Stephens

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.

Angela Ferreira

Notary Signature



LL-P16-0868

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: P16-0868

PARCEL 1 APN'S: 213-066-014 & PORTION 213-060-012 & 213-060-004

THOSE PORTIONS OF BLOCKS 1 AND 2, RANGE 1, AND A PORTION OF SECOND STREET (VACATED) OF THE MAP OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN THE GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED AUGUST 20, 1999 AS INSTRUMENT NO. 1999-374581 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID BEGINNING ALSO BEING ON THE NORTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL DESCRIBED AS PARCEL 67 IN JUDGMENT IN EMINENT DOMAIN AND FINAL ORDER OF CONDEMNATION, RECORDED MAY 23, 1961 IN BOOK 2911, PAGE 299 ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 60° 16' 12" WEST 166.40 FEET TO A LINE PARALLEL WITH AND 136.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 29° 43' 48" EAST 463.00 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID PARALLEL LINE OF THE SOUTHEASTERLY RIGHT-OF-WAY OF VINE STREET AND ALONG SAID PARALLEL LINE OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1 SOUTH 60° 16' 12" EAST 47.82 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN 10.00 FOOT STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE FOR ALLEY PURPOSES RECORDED OCTOBER 16, 1901 IN BOOK 129, PAGE 176 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT ALSO BE ON THE NORTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL DESCRIBED AS PARCEL 55 OF SAID JUDGMENT IN EMINENT DOMAIN AND FINAL ORDER OF CONDEMNATION; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHEASTERLY AND NORTHWESTERLY LINES SOUTH 29° 19' 50" WEST 21.48 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 2016-0525206 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE LEAVING SAID SOUTHEASTERLY AND NORTHWESTERLY LINES AND ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID QUITCLAIM DEED SOUTH 60° 40' 10" EAST 33.00 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN SAID QUITCLAIM DEED, SAID MOST EASTERLY CORNER BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 55 AND THE SOUTHWESTERLY LINE OF SAID PARCEL 67; THENCE LEAVING SAID NORTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 67 THE FOLLOWING TWO COURSES: SOUTH 12° 46' 42" EAST 32.80 FEET; THENCE SOUTH 37° 46' 42" EAST 61.63 FEET TO SAID SOUTHWESTERLY LINE OF BLOCK 1, SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SECOND STREET, 66.00 FEET WIDE, VACATED BY RESOLUTION NO. 2085 (NEW SERIES) OF SAID CITY OF RIVERSIDE RECORDED NOVEMBER 2, 1935 IN BOOK 257, PAGE 423 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE LEAVING SAID SOUTHWESTERLY LINE

AND ALONG SAID RIGHT-OF-WAY AND SOUTHWESTERLY LINE SOUTH 60° 16' 12" EAST 0.93 FEET TO THE SOUTHEASTERLY LINE OF SAID VACATION OF SECOND STREET, SAID SOUTHEASTERLY LINE BEING DISTANT 33.00 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COMMERCE STREET, FORMERLY OLIVE STREET; THENCE LEAVING SAID RIGHT-OF-WAY AND SOUTHWESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE SOUTH 29° 43' 48" WEST 66.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATION OF SECOND STREET, SAID SOUTHWESTERLY RIGHT-OF-WAY ALSO BEING THE NORTHEASTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY LINE SOUTH 60° 16' 12" EAST 5.40 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 67; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY LINE AND ALONG SAID NORTHWESTERLY LINE SOUTH 29° 43' 48" WEST 328.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 71,548 SQUARE FEET, 1.643 ACRES, MORE OR LESS.

PARCEL 2 APN'S: 213-060-014 & PORTION 213-060-013

THAT PORTION OF BLOCK 2, RANGE 1, OF THE MAP OF THE TOWN OF RIVERSIDE IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2 DESCRIBED IN THE GRANT OF EASEMENT TO SAID CITY OF RIVERSIDE BY DOCUMENT RECORDED AUGUST 20, 1999 AS DOCUMENT NO. 1999-374581 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID BEGINNING BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 29° 43' 48" EAST 155.25 FEET TO A LINE PARALLEL WITH AND 160.16 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE SOUTH 60° 16' 12" EAST 136.00 FEET TO A LINE PARALLEL WITH AND 136.00 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID PARALLEL LINE OF SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 29° 43' 48" WEST 158.16 FEET TO THE NORTHERLY LINE OF PARCEL 1 OF SAID GRANT OF EASEMENT; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES; NORTH 60° 16' 12" WEST 125.00 FEET; THENCE NORTH 46° 14' 39" WEST 2.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 18.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 29° 43' 48" WEST; THENCE NORTHWESTERLY 9.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 00' 00" TO THE POINT OF BEGINNING.

CONTAINING 21,498 SQUARE FEET, 0.494 ACRES, MORE OR LESS.

PARCEL 3 PORTION APN'S: 213-060-012 & 213-060-014

THOSE PORTIONS OF BLOCKS 1 AND 2, RANGE 1, AND A PORTION OF SECOND STREET (VACATED) OF THE MAP OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE,

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID BLOCK 2 WITH A LINE PARALLEL WITH AND 160.16 NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 2, SAID INTERSECTION BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE ALONG SAID NORTHWESTERLY LINE AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BLOCKS 1 AND 2 NORTH 29° 43' 48" EAST 304.84 FEET TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID NORTHWESTERLY LINE AND RIGHT-OF-WAY AND ALONG SAID PARALLEL LINE SOUTH 60° 16' 12" EAST 136.00 FEET TO A LINE PARALLEL WITH 136.00 FEET SOUTHEASTERLY OF SAID RIGHT-OF-WAY; THENCE LEAVING SAID PARALLEL LINE WITH THE SOUTHWESTERLY LINE OF BLOCK 1 AND ALONG SAID PARALLEL LINE OF SAID RIGHT-OF-WAY SOUTH 29° 43' 48" WEST 304.84 FEET TO SAID PARALLEL LINE WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID PARALLEL LINE OF SAID RIGHT-OF-WAY AND ALONG SAID PARALLEL LINE WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 2 NORTH 60° 16' 12" WEST 136.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,458 SQUARE FEET, 0.952 ACRES, MORE OR LESS.

PARCEL 4 PORTION APN: 213-060-012

THAT PORTION OF BLOCK 1, RANGE 1, OF THE MAP OF THE TOWN OF RIVERSIDE IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FIRST STREET SOUTH 60° 16' 12" EAST 182.00 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN 10.00 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE FOR ALLEY PURPOSES RECORDED OCTOBER 16, 1901 IN BOOK 129, PAGE 176 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL DESCRIBED AS PARCEL 55 IN JUDGMENT IN EMINENT DOMAIN AND FINAL ORDER OF CONDEMNATION, RECORDED MAY 23, 1961 IN BOOK 2911, PAGE 299 ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY; THENCE LEAVING SAID NORTHEASTERLY LINE AND ALONG SAID SOUTHEASTERLY AND NORTHWESTERLY LINES SOUTH 29° 19' 50" WEST 261.01 FEET TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID SOUTHEASTERLY AND NORTHWESTERLY LINES AND ALONG SAID PARALLEL LINE NORTH 60° 16' 12" WEST 183.82 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID NORTHWESTERLY LINE NORTH 29° 43' 48" EAST 261.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,740 SQUARE FEET, 1.096 ACRES, MORE OR LESS.

SUBJECT TO THE COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS, IF ANY, OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION

T.M. Krull *1-30-17*
THEODORE M. KRULL L.S. 5848 DATE

SRN: 351.2948001
January 30, 2017



DESCRIPTION APPROVAL:

Curtis C. Stephens *2/16/17*
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

SHEET 1 OF 4 SHEET

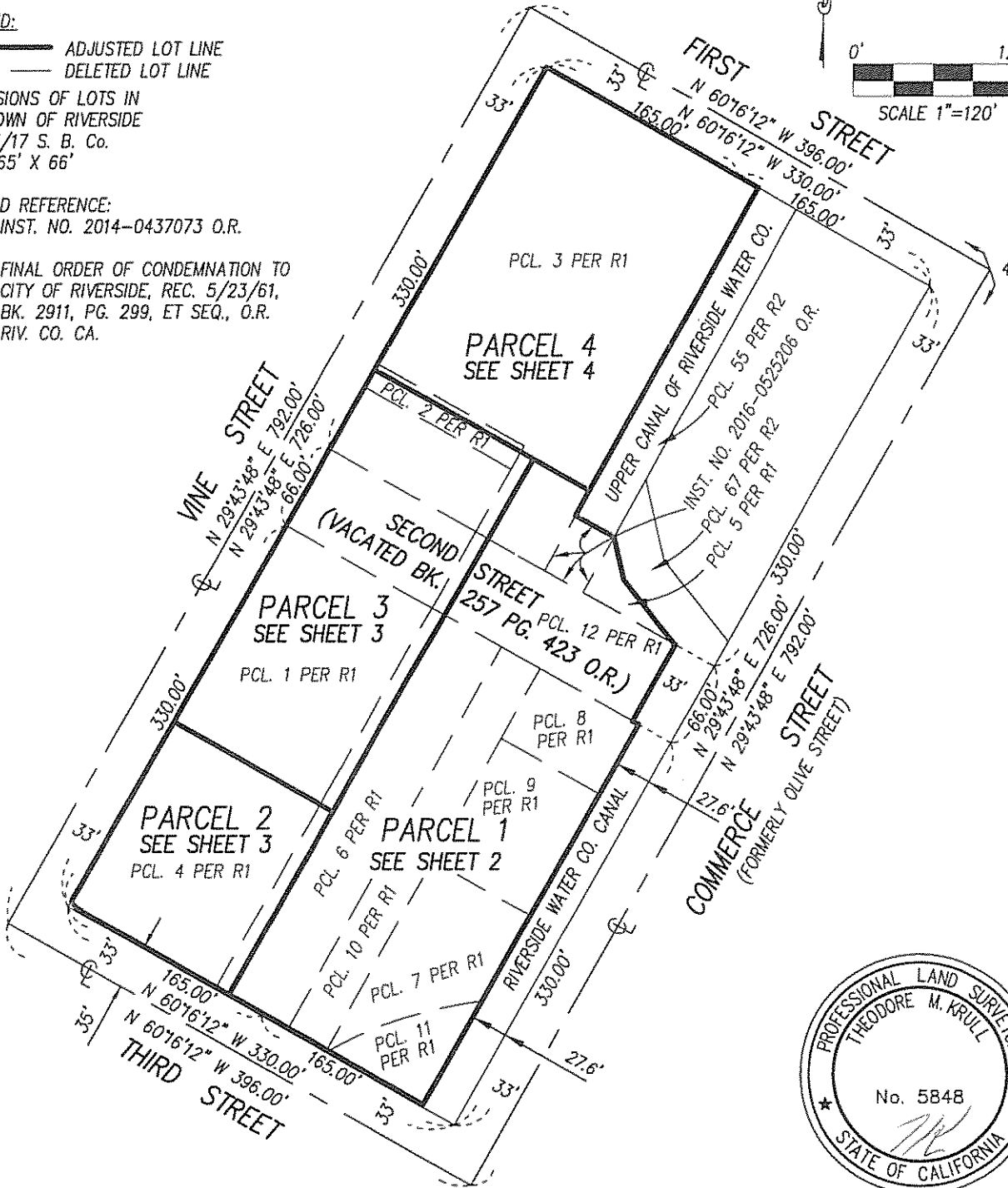
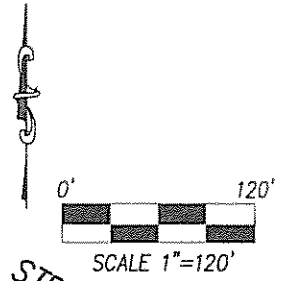
LEGEND:

-  ADJUSTED LOT LINE
-  DELETED LOT LINE

DIMENSIONS OF LOTS IN
 THE TOWN OF RIVERSIDE
 M.B. 7/17 S. B. Co.
 ARE 165' X 66'

RECORD REFERENCE:

- R1 - INST. NO. 2014-0437073 O.R.
- R2 - FINAL ORDER OF CONDEMNATION TO
 CITY OF RIVERSIDE, REC. 5/23/61,
 BK. 2911, PG. 299, ET SEQ., O.R.
 RIV. CO. CA.



LL-P16-0868

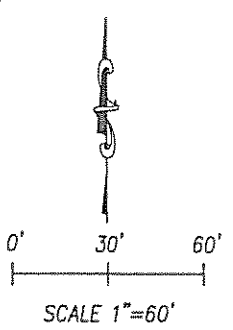
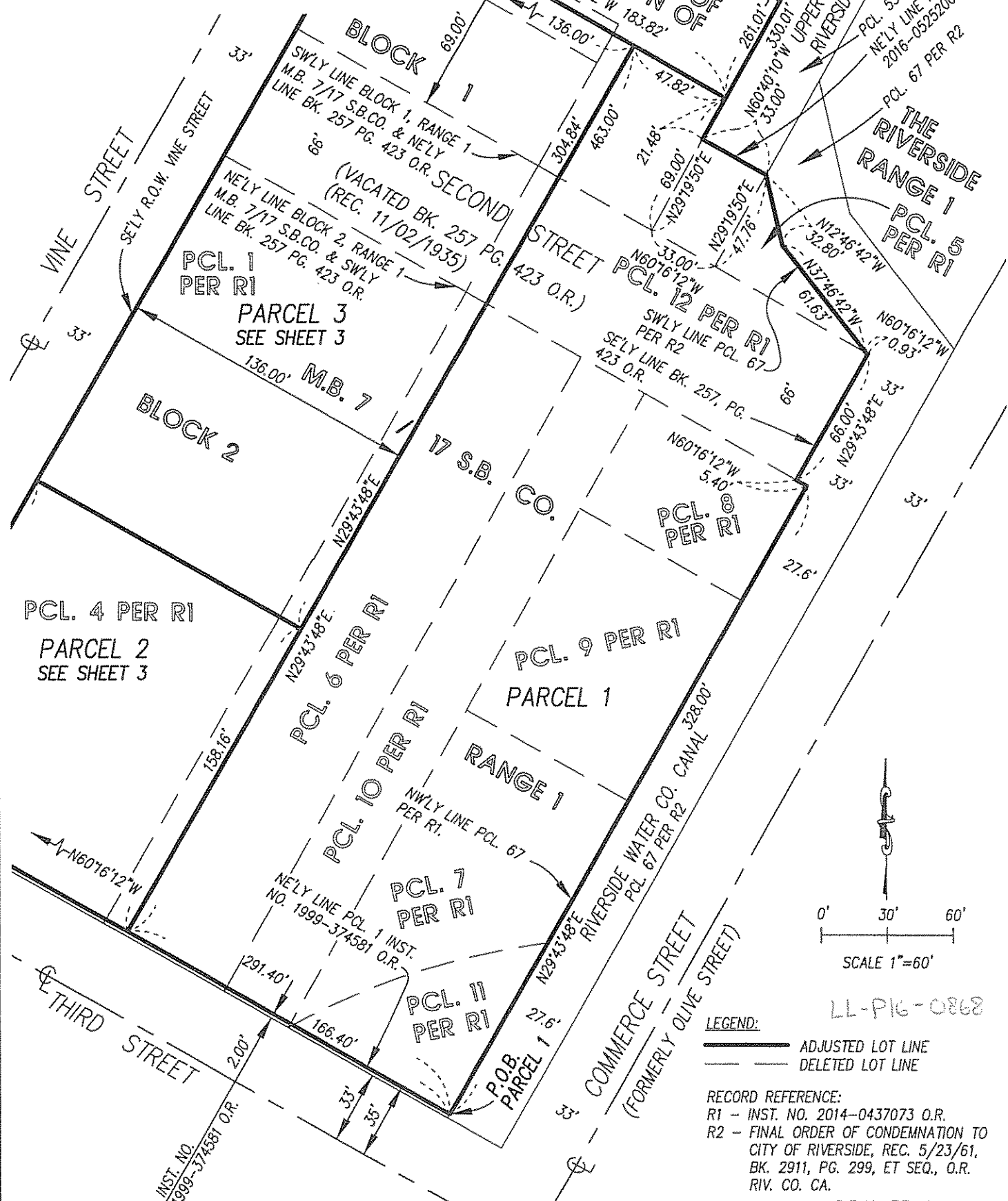
PREPARED BY ME OR UNDER MY DIRECTION

Theodore M. Krull 1-30-17
 THEODORE M. KRULL L.S. 5848 DATE

S.R.N. 351.2948001

LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

SE'LY LINE REC. 10/16/1901 BK. 129, PG. 176
 OF DEEDS & NW'LY LINE PCL. 55 PER R2



LL-P16-0868

LEGEND:
 — ADJUSTED LOT LINE
 - - - DELETED LOT LINE

RECORD REFERENCE:
 R1 - INST. NO. 2014-0437073 O.R.
 R2 - FINAL ORDER OF CONDEMNATION TO
 CITY OF RIVERSIDE, REC. 5/23/61,
 BK. 2911, PG. 299, ET SEQ., O.R.
 RIV. CO. CA.

S.R.N. 351.2948001

LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

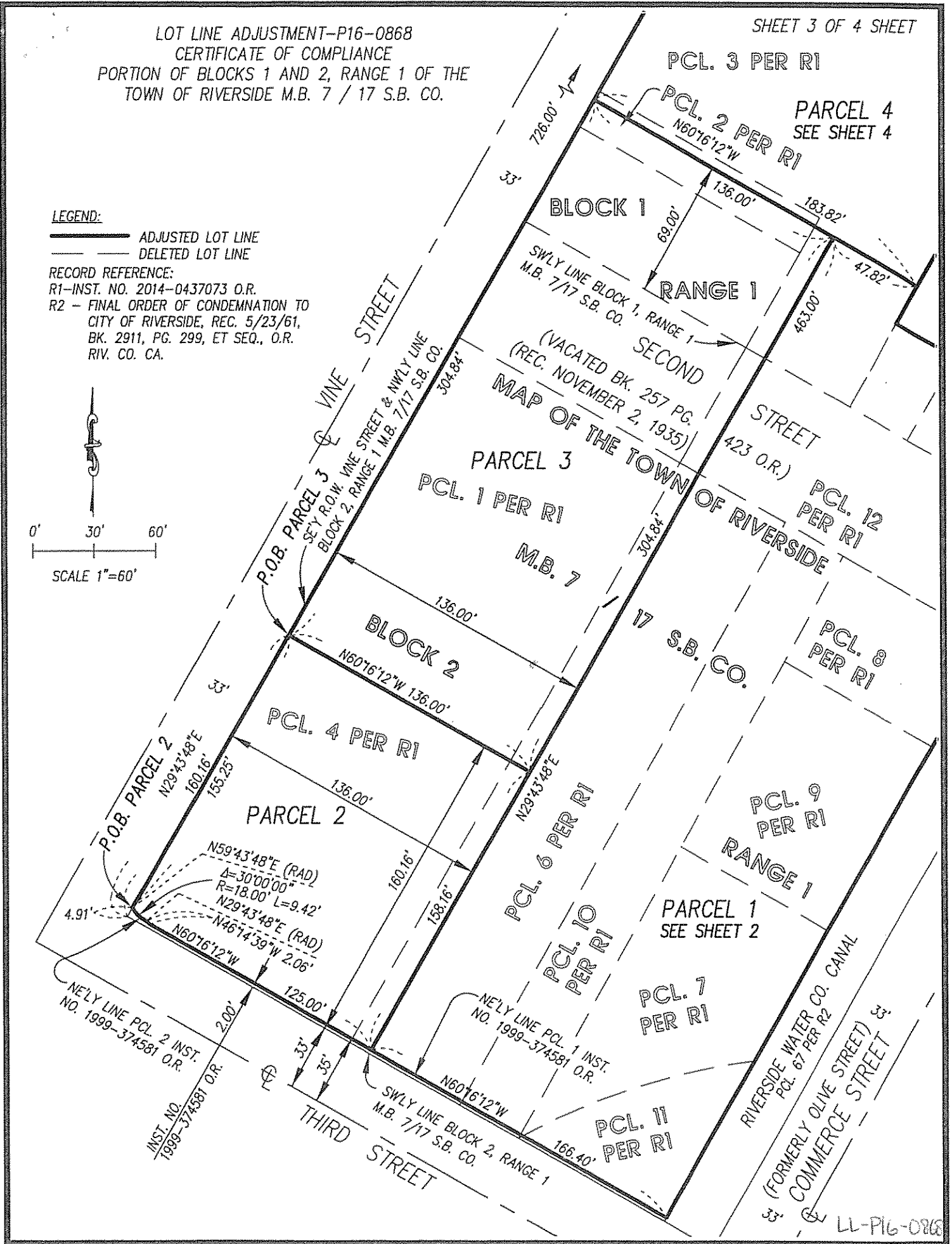
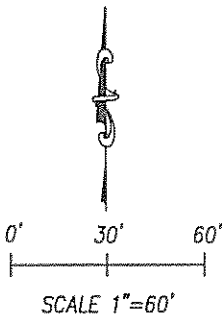
SHEET 3 OF 4 SHEET

LEGEND:

-  ADJUSTED LOT LINE
-  DELETED LOT LINE

RECORD REFERENCE:

- R1-INST. NO. 2014-0437073 O.R.
- R2 - FINAL ORDER OF CONDEMNATION TO
 CITY OF RIVERSIDE, REC. 5/23/61,
 BK. 2911, PG. 299, ET SEQ., O.R.
 RIV. CO. CA.



PCL. 3 PER RI

PARCEL 4
 SEE SHEET 4

PCL. 2 PER RI
 N60°16'12"W

BLOCK 1

RANGE 1

SWLY LINE BLOCK 1, RANGE 1
 M.B. 7/17 S.B. CO.

(VACATED BK. 257 PG.
 (REC. NOVEMBER 2, 1935)
 MAP OF THE TOWN OF RIVERSIDE

PARCEL 3

PCL. 1 PER RI

M.B. 7

STREET

PCL. 12
 PER RI

OF RIVERSIDE

PCL. 8
 PER RI

17 S.B. CO.

BLOCK 2

PCL. 4 PER RI

PARCEL 2

PCL. 9
 PER RI

RANGE 1

PARCEL 1
 SEE SHEET 2

PCL. 7
 PER RI

PCL. 6 PER RI
 PCL. 10
 PER RI

NELY LINE PCL. 1 INST.
 NO. 1999-374581 O.R.

PCL. 11
 PER RI

THIRD STREET

RIVERSIDE WATER CO. CANAL
 PCL. 67 PER R2

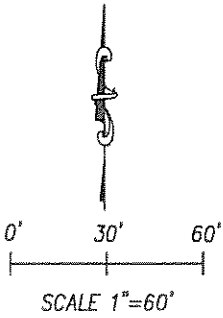
(FORMERLY OLIVE STREET)
 COMMERCE STREET

LL-P16-0868

LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

LEGEND:

-  ADJUSTED LOT LINE
-  DELETED LOT LINE



RECORD REFERENCE:

- R1 - INST. NO. 2014-0437073 O.R.
- R2 - FINAL ORDER OF CONDEMNATION TO CITY OF RIVERSIDE, REC. 5/23/61, BK. 2911, PG. 299, ET SEQ., O.R. RIV. CO. CA.

