

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

2019-0048699

02/13/2019 10:14 AM Fee: \$ 29.00

Page 1 of 6

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



50

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0867
Address: 3550 & 3522 Madison Street
Location: Madison and 91

LL-P18-0867
PARCEL A & B

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): **PRP MADISON, LLC, a California limited liability company**

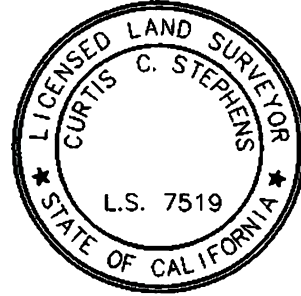
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** parcels of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 2/6/19
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 6, 2019, before me, SHERYN LEE SMAY,

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.

Sheryn Smay
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: P18-0867
LOCATION: MADISON PLAZA

PARCEL A

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP 37335 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 245, PAGES 5 THROUGH 8, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 88°29'07" EAST 2.46 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1;
2. SOUTH 34°00'00" EAST 46.75 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1;
3. SOUTH 13°08'38" WEST 10.15 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 1;
4. SOUTH 56°09'07" WEST 264.30 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE LEAVING SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 33°50'53" EAST 139.26 FEET;
2. SOUTH 56°09'07" WEST 101.69 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1, 120.10 FEET NORTHWEST OF THE EASTERLY CORNER OF SAID PARCEL;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 33°50'53" WEST 6.25 FEET; THENCE LEAVING SAID NORTHEAST LINE SOUTH 56°06'55" WEST 270.94 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 1, 186.19 FEET FROM THE WESTERLY CORNER;

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 33°59'16" WEST 186.19 FEET TO THE WEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, NORTH 55°57'55" EAST 642.68 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 85,063 SQUARE FEET OR 1.63 ACRES

PARCEL B

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

THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP 37335 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 245, PAGES 5 THROUGH 8, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH 56°09'07" WEST 264.30 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2;

THENCE LEAVING SAID NORTHWESTERLY LINE OF PARCEL 2 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 33°50'53" EAST 139.26 FEET;
2. SOUTH 56°09'07" WEST 101.69 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1, 120.10 FEET NORTHWEST OF THE EASTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 33°50'53" WEST 6.25 FEET; THENCE LEAVING SAID NORTHEAST LINE, SOUTH 56°06'55" WEST 270.94 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1, 186.19 FEET FROM THE WESTERLY CORNER;

THENCE SOUTH 33°59'16" EAST 126.09 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTH CORNER OF SAID PARCEL 1;

THENCE NORTH 56°20'54" EAST 63.85 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 34°46'08" EAST 1.89 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 56°06'55" EAST 168.36 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 33°54'04" WEST 1.83 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 56°02'30" EAST 185.26 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 34°00'00" WEST 26.32 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 56°00'00" EAST 15.74 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 34°00'00" WEST 194.81 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 56°00'00" EAST 197.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 34°00'00" WEST 30.83 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2;

THENCE NORTH 13°08'38" EAST 9.63 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2
TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 69,452 SQUARE FEET OR 1.92 ACRES

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


DUSTIN BYRON WILTON, P.L.S. 8080
LICENSE EXPIRES 12/31/19

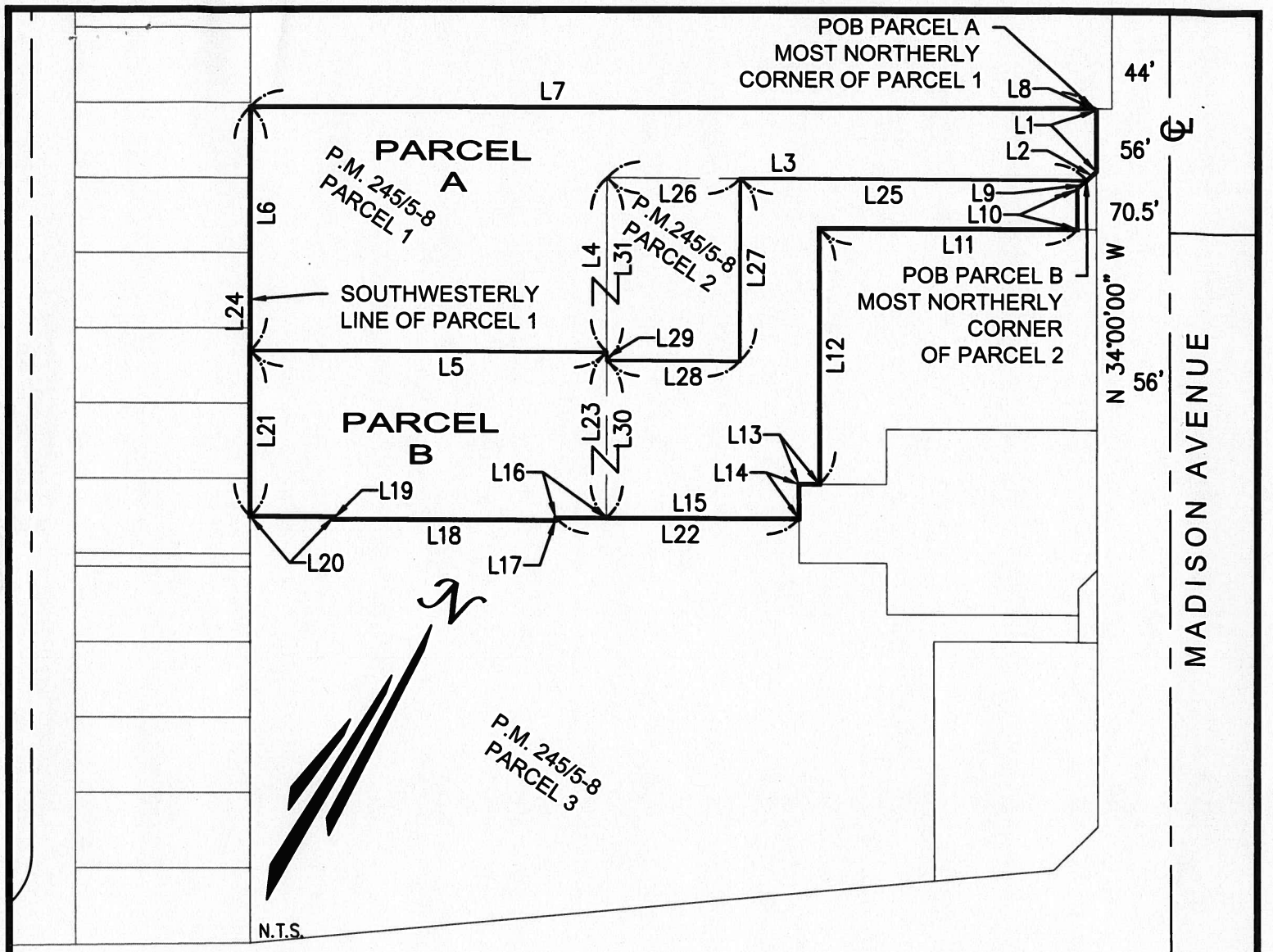
2-5-19
DATE

DESCRIPTION APPROVAL:

BY: DB Wilton 2/7/2019
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N34°00'00"W	46.75'
L2	N13°08'38"E	10.15'
L3	S56°09'07"W	365.99'
L4	N33°50'53"W	133.02'
L5	N56°06'55"E	270.94'
L6	N33°59'16"W	186.19'
L7	N55°57'55"E	642.68'
L8	N88°29'07"W	2.46'
L9	N13°08'38"E	9.63'
L10	N34°00'00"W	30.83'
L11	N56°00'00"E	197.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N34°00'00"W	194.81'
L13	N56°00'00"E	15.74'
L14	N34°00'00"W	26.32'
L15	N56°02'30"E	146.87'
L16	N56°02'30"E	38.39'
L17	N33°54'04"W	1.83'
L18	N56°06'55"E	168.36'
L19	N34°46'08"W	1.89'
L20	N56°20'54"E	63.85'
L21	N33°59'16"W	126.09'
L22	N56°02'30"E	185.26'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N33°50'53"W	126.35'
L24	N33°59'16"W	312.28'
L25	N56°09'07"E	264.30'
L26	N56°09'07"E	101.69'
L27	N33°50'53"W	139.26'
L28	N56°09'07"E	101.69'
L29	N33°50'53"W	6.25'
L30	N33°50'53"W	120.10'
L31	N33°50'53"W	139.27'