

Recording requested by:  
**STEWART TITLE CO.**

**DOC # 2000-266817**

07/11/2000 08:00A Fee:18.00

Page 1 of 5

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:  
**SURVEYOR, CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
									V8
A	R	L				CPY	LONG	REFUND	NCHG EXAM

18 - **T**  
**VA**

FOR RECORDER'S OFFICE USE ONLY

07-1646-5M

Project: **LL-029-990**  
**APN 230-320-060 & 061**

**LL - 029-990**

**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**  
**FOR LOT LINE ADJUSTMENT**

Property Owner(s): **INDIANA #176, 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 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.**

This document was filed for recording by STEWART TITLE CO. as an accomodation only. It has not been examined as to its execution or as to its effect upon the title or its recordability.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 6-20-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

CAPACITY CLAIMED BY SIGNER

County of Riverside }<sup>ss</sup>

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_

On 6-20-00, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Craig Aaron  
Name(s) of Signer(s)

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

personally known to me - OR -  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.

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WITNESS my hand and official seal.

Francisca Andrade  
(signature)

Mail to:  
Surveying & Drafting Services  
c/o Ofer Shapira  
434 North Vista Street  
Los Angeles, CA. 90036



EXHIBIT "A"

PARCEL 1:

THAT PORTION OF PARCEL 4 OF RECORDS OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 23 PAGE 21 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 8, IN BLOCK 66 OF THE LANDS OF W.T. SAYWARD AND S.C. EVANS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE(S) 2, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 2 AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 33°59' 22" EAST, PARALLEL WITH THE CENTERLINE OF WASHINGTON STREET, AND ALONG THE SOUTHWESTERLY LINE OF PARCEL 2, A DISTANCE OF 4.00 FEET TO A POINT THAT IS 44.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHEASTERLY OF THE CENTERLINE OF INDIANA AVENUE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 6, 1989 AS INSTRUMENT NO. 225767, RECORDS OF SAID COUNTY; THENCE NORTH 56°00'00" EAST, PARALLEL WITH THE CENTERLINE OF INDIANA AVENUE, AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, 184.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°59'22" EAST, PARALLEL WITH THE CENTERLINE OF WASHINGTON STREET, 209.39 FEET MORE OR LESS TO A POINT DISTANT NORTH 33°59'22" WEST 110.00 FEET, ALONG SAID PARALLEL LINE, FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF A.T. & S.F. R.R., AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 56°00'38" EAST 28.39 FEET MORE OR LESS TO A POINT IN A LINE PARALLEL WITH AND DISTANT 106.00 FEET, MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM SAID NORTHWESTERLY RIGHT OF WAY LINE OF A.T. & S.F. R.R.; THENCE NORTH 49°23'58" EAST, ALONG SAID PARALLEL LINE, 188.32 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WASHINGTON STREET (80 FEET IN WIDTH); THENCE NORTH 33°59'22" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 164.75 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE; THENCE NORTH 67°06'14" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, 27.46 FEET TO A POINT THAT IS 44.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHEASTERLY OF THE CENTERLINE OF SAID INDIANA AVENUE; THENCE SOUTH 56°00'00" WEST, PARALLEL WITH THE CENTERLINE OF SAID INDIANA AVENUE AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, 200.46 FEET TO THE POINT OF BEGINNING.



PARCEL 2:

THAT PORTION OF PARCEL 4 OF RECORDS OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 23 PAGE 21 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 8, IN BLOCK 66 OF THE LANDS OF W.T. SAYWARD AND S.C. EVANS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE(S) 2, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

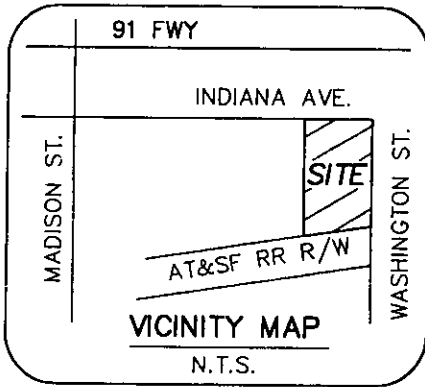
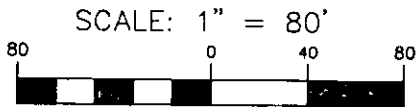
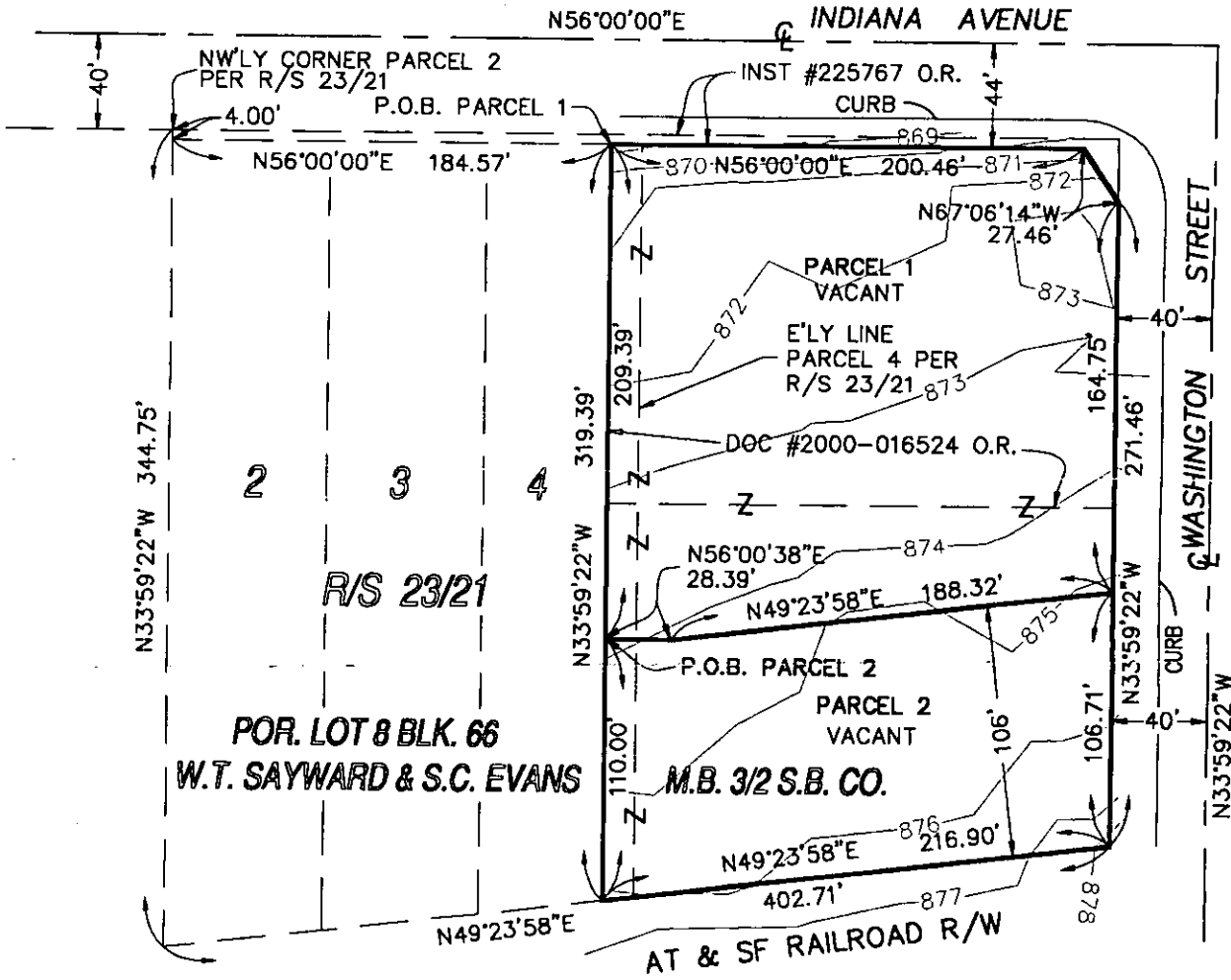
COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 2 AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 33°59' 22" EAST, PARALLEL WITH THE CENTERLINE OF WASHINGTON STREET, AND ALONG THE SOUTHWESTERLY LINE OF PARCEL 2, A DISTANCE OF 4.00 FEET TO A POINT THAT IS 44.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHEASTERLY OF THE CENTERLINE OF INDIANA AVENUE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 6, 1989 AS INSTRUMENT NO. 225767, RECORDS OF SAID COUNTY; THENCE NORTH 56°00'00" EAST, PARALLEL WITH THE CENTERLINE OF INDIANA AVENUE, AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, 184.57 FEET; THENCE SOUTH 33°59'22" EAST, PARALLEL WITH THE CENTERLINE OF WASHINGTON STREET, 209.39 FEET MORE OR LESS TO A POINT DISTANT NORTH 33°59'22" WEST 110.00 FEET, ALONG SAID PARALLEL LINE, FROM ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF A.T. & S.F. R.R., AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 56°00'38" EAST 28.39 FEET MORE OR LESS TO A POINT IN A LINE PARALLEL WITH AND DISTANT 106.00 FEET, MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM SAID NORTHWESTERLY RIGHT OF WAY LINE OF A.T. & S.F. R.R.; THENCE NORTH 49°23'58" EAST, ALONG SAID PARALLEL LINE, 188.32 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WASHINGTON STREET (80 FEET IN WIDTH); THENCE SOUTH 33°59'22" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 106.71 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF A.T. & S.F. R.R.; THENCE SOUTH 49°23'58" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 216.90 FEET TO SAID LINE WHICH IS PARALLEL WITH THE CENTERLINE OF WASHINGTON STREET; THENCE NORTH 33°59'22" WEST, ALONG SAID PARALLEL LINE, 110.00 FEET TO THE POINT OF BEGINNING.

*Ofier Shapira*  
OFIER SHAPIRA  
LS 7123  
EXPIRES 12-31-02



DESCRIPTION APPROVAL 6,1900  
*K. Howard*  
for SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_





*Ofer Shapira*  
 OFER SHAPIRA  
 3-7-00  
 DATE

**CITY OF RIVERSIDE, CALIFORNIA**

PREPARED BY:  
**SURVEYING & DRAFTING SERVICES**  
 434 North Vista Street  
 Los Angeles, CA., 90036  
 Tel: (323) 857-1017  
 Fax: (323) 857-1079

THIS PLAT IS SOLELY AN AID IN LOCATING  
 THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.  
 IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

DRAWN BY: O.S.  
 SHEET: 1 OF 1

