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SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

#300606-4-TC

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2021-02126

APN:191-020-011, -020-013, -071-017, -071-012 & -071-013

Location: Southeast corner Arlington Ave and  
Van Buren Blvd., Riverside, CA

**LL-GP-2021-02126  
PARCEL A, B, C & D**

**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): CCF PCG Riverside Plaza LLC

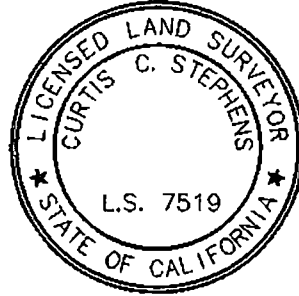
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **FOUR (4)** parcel of real property located in the City of Riverside, County of Riverside, 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 4/5/21  
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

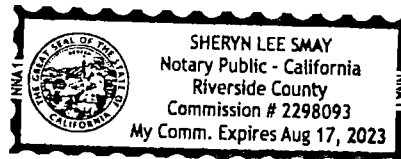
On April 5, 2021, before me, SHERYN LEE SMAY,

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



PROJECT: LL-GP-2021-02126

**EXHIBIT "A"**

## LEGAL DESCRIPTION

**PARCEL "A"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32, OF PARCEL MAPS, TOGETHER WITH PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 20000 AS PER MAP FILED IN BOOK 122, PAGES 73 AND 74, OF PARCEL MAPS, TOGETHER WITH A PORTION OF LOT 2 OF THE CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 2, 1993 AS DOCUMENT NO. 437825, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING THEREFROM** THAT PORTION LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

**EXCEPTION NO. 1**

**BEGINNING** AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID REMAINDER PARCEL, NORTH 89°33'20" EAST, 196.37 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 48°24'52" EAST;

THENCE LEAVING SAID NORTH LINE THE FOLLOWING TEN (10) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'28" AN ARC LENGTH OF 25.13 FEET;
- 2) SOUTH 00°26'40" EAST, 6.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;
- 3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'43" AN ARC LENGTH OF 46.03 FEET;
- 4) SOUTH 38°07'23" EAST, 39.35 FEET;
- 5) SOUTH 31°20'45" EAST, 11.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC LENGTH OF 24.27 FEET;
- 7) SOUTH 00°26'40" EAST, 17.43 FEET;
- 8) SOUTH 89°33'20" WEST, 224.87 FEET;
- 9) SOUTH 00°22'55" EAST, 263.12 FEET;
- 10) NORTH 89°39'20" WEST, 31.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

SHEET 1 OF 5

EXHIBIT "A"  
LEGAL DESCRIPTION  
CITY OF RIVERSIDE, CALIFORNIA

 **ORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92808  
(714) 685-6860

**EXHIBIT "A"**

## LEGAL DESCRIPTION

**PARCEL "A" (CONTINUED)**

**FURTHER EXCEPTING THEREFROM** THAT PORTION LYING SOUTHEASTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

**EXCEPTION NO. 2**

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID LOT 2 OF THE CERTIFICATE OF COMPLIANCE;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT, NORTH 55°40'25" EAST, 282.78 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID LINE THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 34°18'15" WEST, 242.17 FEET;
- 2) SOUTH 55°40'25" WEST, 108.55 FEET;
- 3) SOUTH 00°22'55" EAST, 18.28 FEET;
- 4) SOUTH 55°40'25" WEST, 36.19 FEET;
- 5) SOUTH 36°25'48" WEST, 27.96 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 2 AS PER MAP FILED IN BOOK 7, PAGE 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 424,177 SQUARE FEET OR 9.738 ACRES, MORE OR LESS.

SHEET 2 OF 5

EXHIBIT "A"  
LEGAL DESCRIPTION  
CITY OF RIVERSIDE, CALIFORNIA

 **ORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92808  
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**EXHIBIT "A"**

## LEGAL DESCRIPTION

**PARCEL "B"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32, OF PARCEL MAPS, SAID PORTION LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID REMAINDER PARCEL, NORTH 89°33'20" EAST, 196.37 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 48°24'52" EAST;

THENCE LEAVING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'28" AN ARC LENGTH OF 25.13 FEET;
- 2) SOUTH 00°26'40" EAST, 6.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;
- 3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'43" AN ARC LENGTH OF 46.03 FEET;
- 4) SOUTH 38°07'23" EAST, 39.35 FEET;
- 5) SOUTH 31°20'45" EAST, 11.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC LENGTH OF 24.27 FEET;
- 7) SOUTH 00°26'40" EAST, 17.43 FEET;
- 8) SOUTH 89°33'20" WEST, 224.87 FEET;
- 9) NORTH 74°34'46" WEST, 34.46 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 35,063 SQUARE FEET OR 0.805 ACRES, MORE OR LESS.

SHEET 3 OF 5

**EXHIBIT "A"**

## LEGAL DESCRIPTION

**PARCEL "C"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32, OF PARCEL MAPS, SAID PORTION LYING SOUTHERLY, WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID REMAINDER PARCEL, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID REMAINDER PARCEL, NORTH 89°33'20" EAST, 196.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 48°24'52" EAST;

THENCE LEAVING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'28" AN ARC LENGTH OF 25.13 FEET;
- 2) SOUTH 00°26'40" EAST, 6.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;
- 3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°40'43" AN ARC LENGTH OF 46.03 FEET;
- 4) SOUTH 38°07'23" EAST, 39.35 FEET;
- 5) SOUTH 31°20'45" EAST, 11.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°54'05" AN ARC LENGTH OF 24.27 FEET;
- 7) SOUTH 00°26'40" EAST, 17.43 FEET;
- 8) SOUTH 89°33'20" WEST, 224.87 FEET;
- 9) NORTH 74°34'46" WEST, 34.46 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 AS PER MAP FILED IN BOOK 4, PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**:

THENCE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE PREVIOUS COURSE, SOUTH 74°34'46" EAST, 34.46 FEET;
- 2) SOUTH 00°22'55" EAST, 263.12 FEET;
- 3) NORTH 89°39'20" WEST, 31.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID REMAINDER PARCEL, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 59,433 SQUARE FEET OR 1.364 ACRES, MORE OR LESS.

SHEET 4 OF 5

EXHIBIT "A"  
LEGAL DESCRIPTION  
CITY OF RIVERSIDE, CALIFORNIA

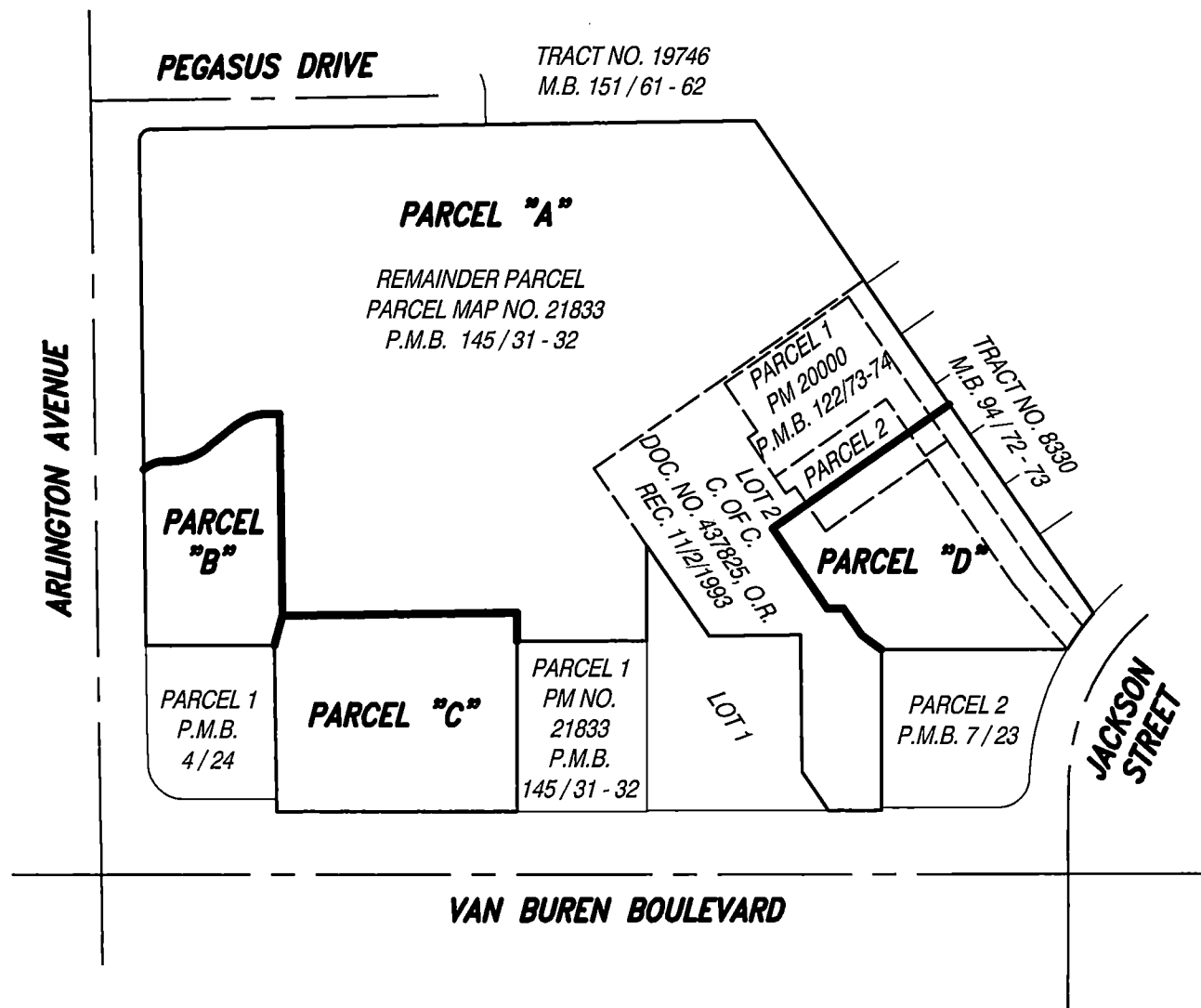
 **ORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92808  
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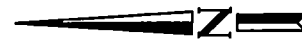
# EXHIBIT

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



## LEGEND

- LOT LINE ADJUSTMENT LIMITS
- LOT LINE TO REMAIN
- LOT LINE TO BE ADJUSTED
- NEW LOT LINE
- CENTERLINE



SCALE: 1"=200'  
SHEET 1 OF 4

EXHIBIT  
PLAT  
CITY OF RIVERSIDE, CALIFORNIA

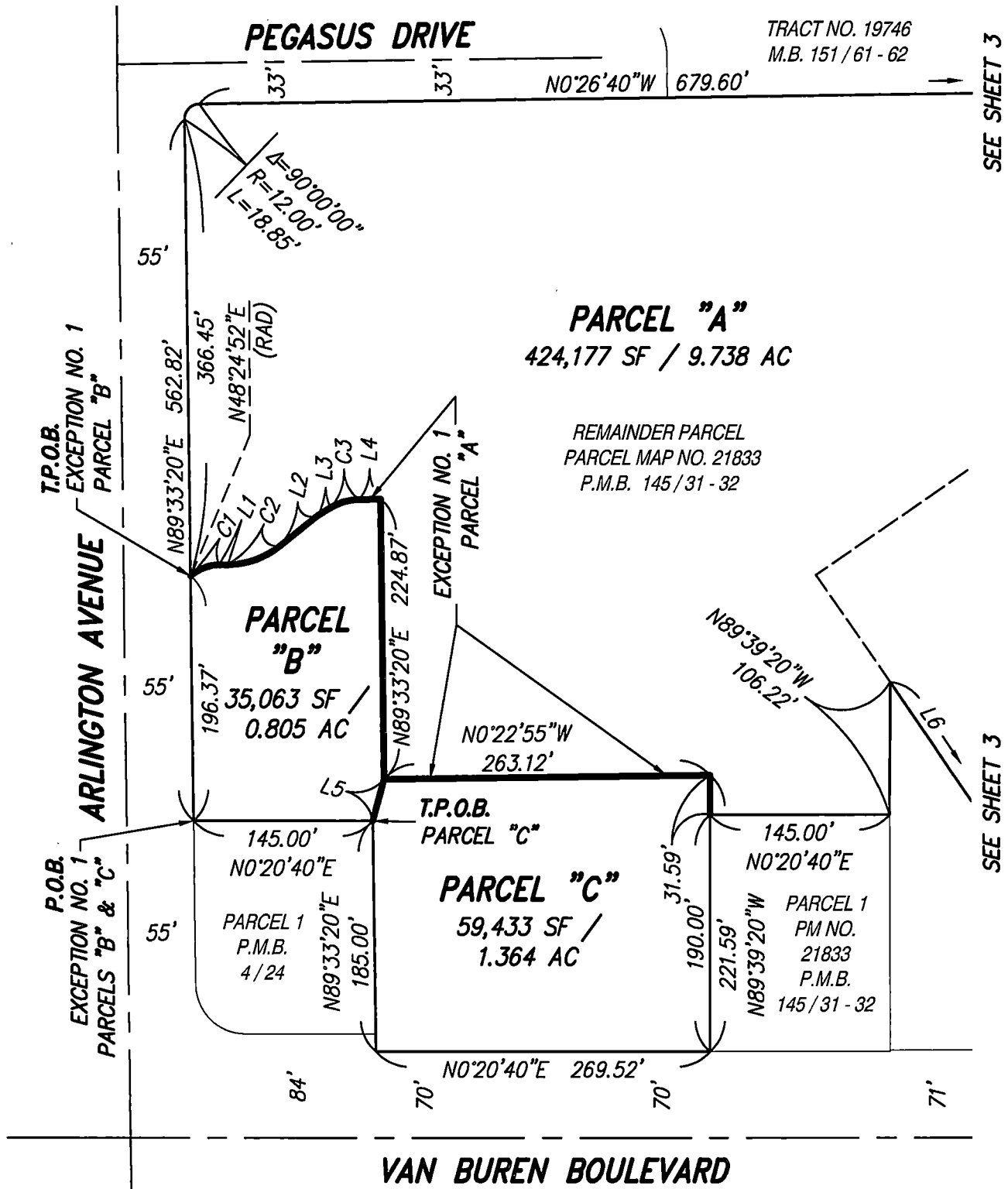
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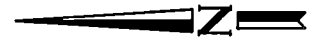
# EXHIBIT

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



**NOTE**

SEE LINE LEGEND ON SHEET 1  
SEE LINE AND CURVE TABLES ON SHEET 4



SCALE: 1"=120'  
SHEET 2 OF 4

EXHIBIT  
PLAT  
CITY OF RIVERSIDE, CALIFORNIA

**ORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

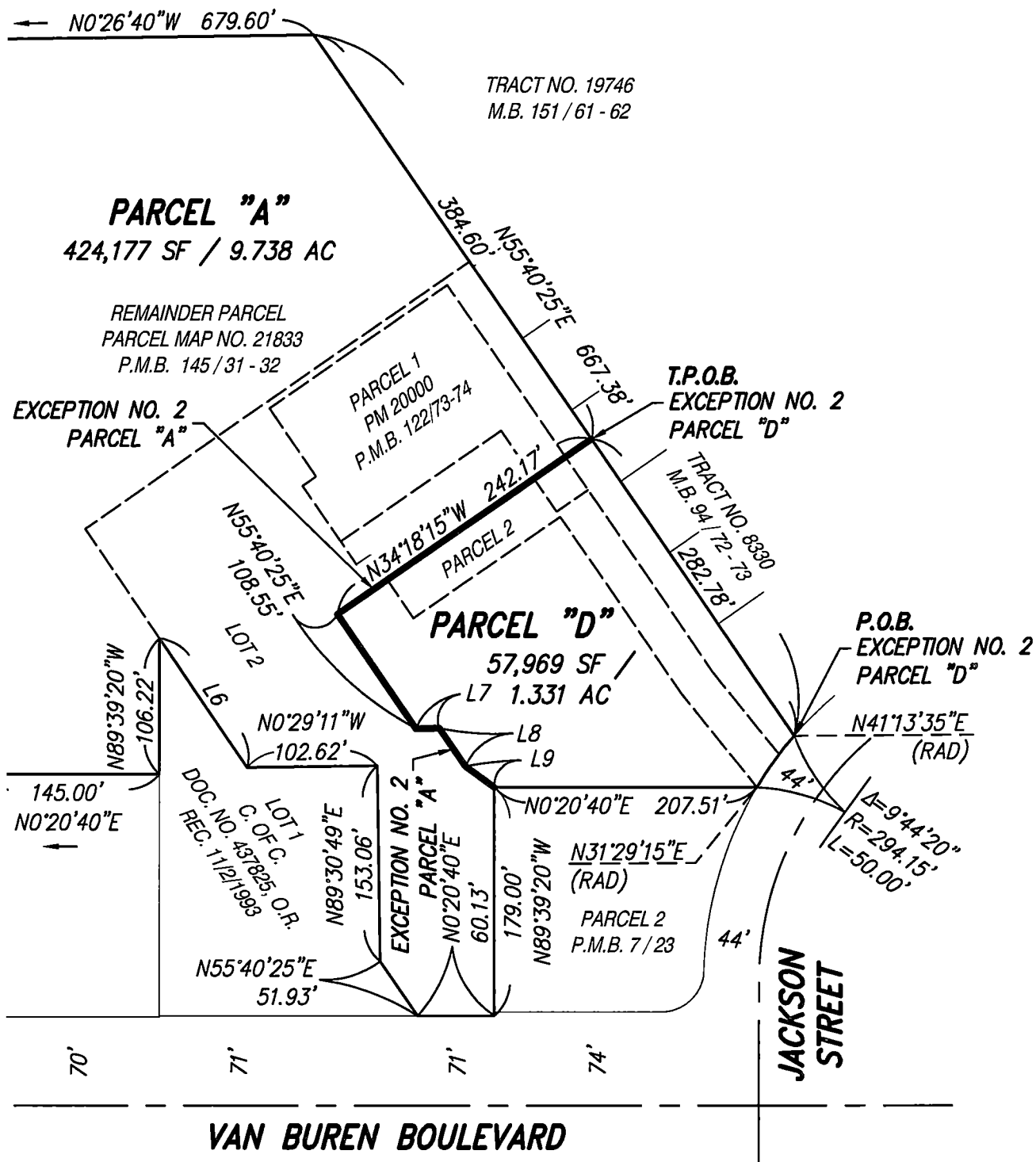
160 S. Old Springs Road, Ste. 210  
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# EXHIBIT

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

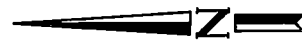
SEE SHEET 2

SEE SHEET 2



**NOTE**

SEE LINE LEGEND ON SHEET 1  
SEE LINE AND CURVE TABLES ON SHEET 4



SCALE: 1"=120'  
SHEET 3 OF 4

EXHIBIT  
PLAT  
CITY OF RIVERSIDE, CALIFORNIA

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**EXHIBIT**

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

<i>LINE TABLE</i>		
<i>LINE</i>	<i>BEARING</i>	<i>DISTANCE</i>
L1	N00°26'40"W	6.93'
L2	N38°07'23"W	39.35'
L3	N31°20'45"W	11.63'
L4	N00°26'40"W	17.43'
L5	N74°34'46"W	34.46'
L6	N55°40'25"E	122.75'
L7	N00°22'55"W	18.28'
L8	N55°40'25"E	36.19'
L9	N36°25'48"E	27.96'

<i>CURVE TABLE</i>			
<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>
C1	41°08'28"	35.00'	25.13'
C2	37°40'43"	70.00'	46.03'
C3	30°54'05"	45.00'	24.27'

SHEET 4 OF 4

EXHIBIT  
PLAT  
CITY OF RIVERSIDE, CALIFORNIA

 **DORC** Engineering, Inc.  
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