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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2013-0331666

07/09/2013 03:49P Fee:57.00

Page 1 of 15

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

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

Project: Press-Enterprise - LLA P13-0430
Olivewood Ave. & 14th St.
A.P.N. 219-330-031 & 032

LL - P13-0430



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

Property Owner(s): AHC California Properties, 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 Consolidation and Line Adjustment is hereby issued creating the two (2) 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By: *Steve Hayes*
Steve Hayes

7/5/13
Date

State of California

County of Riverside } ss

On July 5, 2013, before me, Mercedes Daems,
notary public, personally appeared, Steve Hayes

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.

Mercedes Daems
Notary Signature



P13-0430 LLA.DOC



2013-0331666
07/09/2013 03:49P
2 of 15

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P13-0430

PARCEL A

That portion of Parcel 1 of Certificate of Compliance for a Waiver of Parcel Map for Lot Line Adjustment per document recorded March 17, 1989 as Instrument No. 083685 of Official Records of Riverside County, California, together with portions of Lots 2 through 4, inclusive and Lot 10, in Block 2 of D.C. Twogood's Orange Grove Tract as shown by map on file in Book 7 of Maps at Page 42 thereof, Records of San Bernardino County, California, lying within Section 26, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

BEGINNING at the most northerly corner of said Parcel 1, said corner also being on a line parallel with and distant southwesterly 50.00 feet, measured at a right angle, from the centerline of Fourteenth Street, as shown on Record of Survey on file in Book 127 of Record of Surveys at Page 8 thereof, Records of Riverside County, California;

Thence South 61°00'00" East along the northeasterly line of said Parcel 1, a distance of 210.08 feet to a point thereon;

Thence leaving said parallel line, South 29°01'27" West, a distance of 93.50 feet;

Thence South 61°00'00" East, a distance of 71.21 feet;

Thence South 29°01'27" West, a distance of 99.95 feet;

Thence North 61°06'57" West, a distance of 7.98 feet;

Thence South 29°01'27" West, a distance of 151.54 feet;

Thence South 61°06'57" East, a distance of 41.30 feet;

Thence South 29°19'34" West, a distance of 50.69 feet to the beginning of a non-tangent curve concave southeasterly, having a radius of 4.75 feet, the radial line to said point bears North 00°32'53" East;

Thence westerly and southwesterly along said curve, to the left, through a central angle of 70°03'15", an arc distance of 5.81 feet;

Thence South 20°29'38" West, a distance of 5.61 feet to the beginning of a tangent curve concave easterly, having a radius of 22.50 feet;

Thence southerly and southeasterly along said curve, to the left, through a central angle of 71°14'15", an arc distance of 27.97 feet;



Thence South 29°00'26" West, a distance of 353.49 feet to a point on the northwesterly prolongation of that certain course described as "North 61°08'35" West, a distance of 132.13 feet" in the southeasterly boundary line of said Parcel 1;

Thence South 61°09'20" East along said northwesterly prolongation, a distance of 8.39 feet to an angle point on said southeasterly boundary line of said Parcel 1, said point being the most northerly corner of Parcel 1 as described in that certain parcel of land described in Certificate of Compliance for a Waiver of Parcel Map for Lot Line Adjustment per document recorded March 17, 1989 as Instrument No. 083684 of Official Records of Riverside County, California;

Thence along the southeasterly, southerly and southwesterly boundary lines of said Parcel 1 of Instrument No. 083685 of Official Records, the following three (3) bearings and distances:

- 1.) South 29°01'27" West, a distance of 143.38 feet;
- 2.) North 28°00'18" West, a distance of 27.56 feet;
- 3.) North 54°18'28" West, a distance of 176.30 feet to a point on the southeasterly line of said Lot 10, said point also being an angle point in said southwesterly boundary line;

Thence leaving said southwesterly boundary line of Parcel 1 of Instrument No. 083685 of Official Records, South 28°57'33" West along said southeasterly line, a distance of 6.00 feet to a point on a line parallel with and distant northeasterly 33.00 feet, measured at a right angle, from the centerline of Prospect Avenue, as shown on said Record of Survey;

Thence North 60°55'57" West along said parallel line, a distance of 119.91 feet to a point thereon, said point being distant thereon southeasterly 11.97 feet from the intersection of said parallel line with a line parallel with and distant southeasterly 33.00 feet, measured at a right angle, from the centerline of Orange Grove Avenue, as shown by said Record of Survey;

Thence North 15°59'57" West, a distance of 16.95 feet a point on said line parallel with the centerline of Orange Grove Avenue, said point also being distant thereon northeasterly 11.97 feet from the intersection of said parallel lines;

Thence North 28°56'04" East along said line parallel with and distant 33.00 feet, measured at a right angle, from the centerline of Orange Grove Avenue and along the northwesterly boundary of said Parcel 1 of Instrument No. 083685 of Official Records, a distance of 565.08 feet to the most easterly corner of Parcel 1 of those certain parcels of land described in Grant Deed to the City of Riverside by document recorded September 18, 1981, as Instrument No. 176759 of Official Records of said Riverside County;

Thence North 61°03'56" West, along the northeasterly line of said Parcel 1 of Instrument No. 176759 of Official Records and continuing along said northwesterly boundary, a distance of



8.00 feet to the most northerly corner of said Parcel 1 of said Instrument No. 176759 of Official records;

Thence North 28°56'04" East, continuing along said northwesterly boundary, a distance of 314.96 feet to the **POINT OF BEGINNING**.

Containing 6.10 acres, more or less.

PARCEL B

That portion of Parcel 1 of Certificate of Compliance for a Waiver of Parcel Map for Lot Line Adjustment per document recorded March 17, 1989 as Instrument No. 083685 of Official Records of Riverside County, California, lying within Section 26, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the most northerly corner of said Parcel 1, said corner also being on a line parallel with and distant southwesterly 50.00 feet, measured at a right angle, from the centerline of Fourteenth Street, as shown on Record of Survey on file in Book 127 of Record of Surveys at Page 8 thereof, Records of Riverside County, California;

Thence South 61°00'00" East along said parallel line, a distance of 210.08 feet to a point thereon, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said parallel line, South 29°01'27" West, a distance of 93.50 feet;

Thence South 61°00'00" East, a distance of 71.21 feet;

Thence South 29°01'27" West, a distance of 99.95 feet;

Thence North 61°06'57" West, a distance of 7.98 feet;

Thence South 29°01'27" West, a distance of 151.54 feet;

Thence South 61°06'57" East, a distance of 41.30 feet;

Thence South 29°19'34" West, a distance of 50.69 feet to the beginning of a non-tangent curve concave southeasterly, having a radius of 4.75 feet, the radial line to said point bears North 00°32'53" East;

Thence westerly and southwesterly along said curve, to the left, through a central angle of 70°03'15", an arc distance of 5.81 feet;

Thence South 20°29'38" West, a distance of 5.61 feet to the beginning of a tangent curve concave easterly, having a radius of 22.50 feet;



Thence southerly and southeasterly along said curve, to the left, through a central angle of 71°14'15", an arc distance of 27.97 feet;

Thence South 29°00'26" West, a distance of 353.49 feet to a point on the northwesterly prolongation of that certain course described as "North 61°08'35" West, a distance of 132.13 feet" in the southeasterly boundary line of said Parcel 1;

Thence South 61°09'20" East along said northwesterly prolongation, a distance of 8.39 feet to an angle point on said southeasterly boundary line of Parcel 1, said point also being the most northerly corner of Parcel 1 as described in Certificate of Compliance for a Waiver of Parcel Map for Lot Line Adjustment per document recorded March 17, 1989 as Instrument No. 083684 of Official Records of Riverside County, California;

Thence along the southerly boundary line, the southeasterly boundary line and the northeasterly boundary lines of said Parcel 1 of Instrument No. 083685 of Official Records, the following fourteen (14) bearings and distances:

- 1.) South 61°09'20" East, a distance of 132.29 feet;
- 2.) North 29°01'27" East, a distance of 334.50 feet;
- 3.) South 60°58'55" East, a distance of 117.99 feet to a line that is parallel with and distant northwesterly 47.50 feet, measured at a right angle, from the construction centerline of Olivewood Avenue as shown by said Record of Survey;
- 4.) North 29°02'10" East, a distance of 257.06 feet to the beginning of a tangent curve concave northwesterly, having a radius of 396.00 feet;
- 5.) Northeasterly along said curve, to the left, through a central angle of 07°45'24", an arc distance of 53.61 feet;
- 6.) North 61°00'00" West, a distance of 184.25 feet;
- 7.) North 29°03'11" East, a distance of 133.00 feet to an angle point in said northeasterly boundary line of Parcel 1, said point also being in said line parallel with and distant southwesterly 50.00 feet, measured at a right angle, from the centerline of Fourteenth Street;
- 8.) North 61°00'00" West, a distance of 127.79 feet to an angle point in the southwesterly boundary line of that certain parcel of land described in Deed to the City of Riverside by document recorded July 31, 1987, as Instrument No. 222034 of Official Records of said Riverside County, said angle point shown as having a bearing and distance of "South 29°00'00" West, 5.50 feet" in said Deed;
- 9.) North 29°00'00" East, a distance of 5.50 feet;




- 10.) North 61°00'00" West, a distance of 11.40 feet;
- 11.) South 29°00'00" West, a distance of 2.50 feet;
- 12.) North 61°00'00" West, a distance of 17.70 feet;
- 13.) South 29°00'00" West, a distance of 3.00 feet to an angle point in said northeasterly boundary line of Parcel 1, said point also being in said line parallel with and distant southwesterly 50.00 feet from the centerline of Fourteenth Street;
- 14.) North 61°00'00" West, a distance of 35.07 feet to the **TRUE POINT OF BEGINNING.**

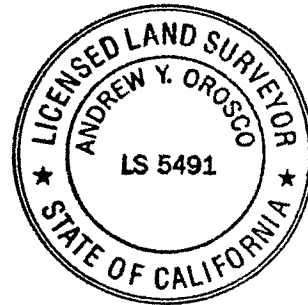
Containing 3.75 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION


 Andrew Y. Orosco, L.S. 5491

7/2/13
 Date



Prepared by: KM
 Checked by: AYO

DESCRIPTION APPROVAL:

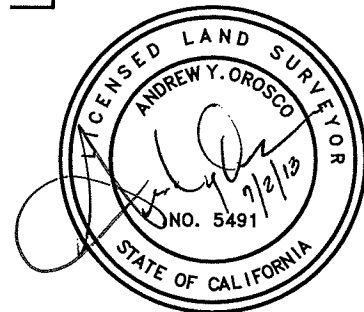
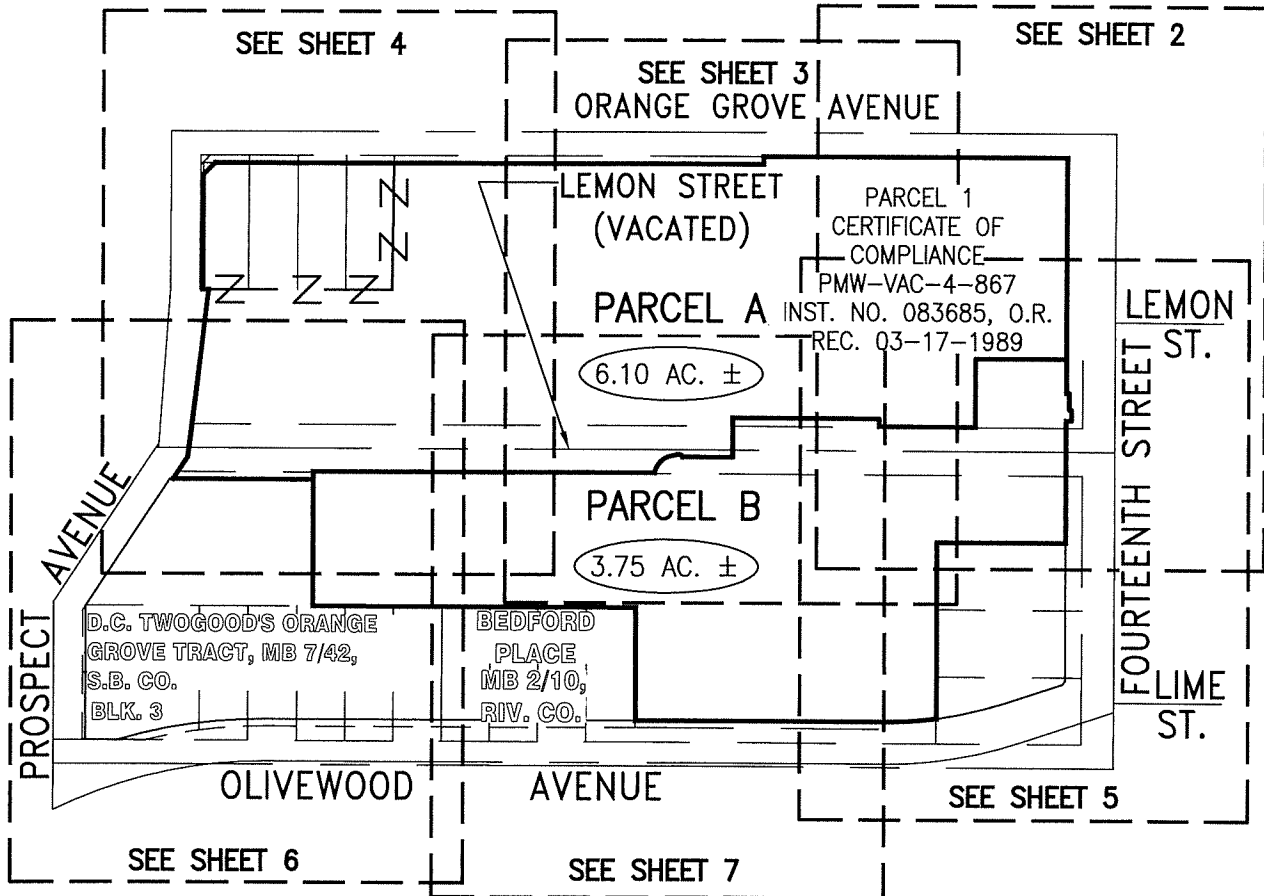
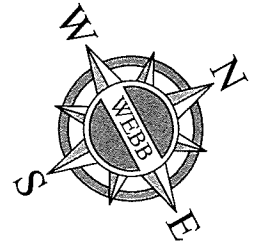
BY: K. Stroud 7/3/2013
 DATE
 FOR: CURTIS C. STEPHENS, L.S. 7519
 CITY SURVEYOR





2013-0331666
07/09/2013 03:49P
8 of 15

EXHIBIT "B"
LOT LINE ADJUSTMENT NO. P13-0430
INDEX SHEET



SEC. 26, T2S, R5W, SBM

SEE SHEET 8 FOR DETAIL AND VICINITY MAP

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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

SHEET 1 OF 8

W.O.
13-0001

SCALE: 1"=200'

DRWN BY KM
CHKD BY AYO

DATE 7-1-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430

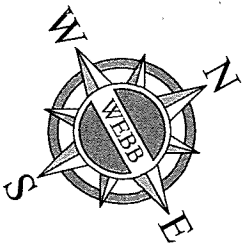


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P13-0430

P.O.C.
PARCEL B
N'LY COR., PCL. 1

ORANGE GROVE AVENUE
N28°56'04"E 314.96'

25'

P.O.B.
PARCEL A

N61°03'56"W
8.00'

50'

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N29°00'00"E | 5.50 |
| L2 | N61°00'00"W | 11.40 |
| L3 | S29°00'00"W | 2.50 |
| L4 | N61°00'00"W | 17.70 |
| L5 | S29°00'00"W | 3.00 |

PARCEL A
6.10 AC. ±

SEE SHEET 8
FOR DETAIL

T.P.O.B.
PARCEL B

210.08'

S61°00'00"E 245.15'

FOURTEENTH STREET

LEMON STREET

SEE SHEET 3

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083685, O.R.
REC. 03-17-1989

S29°01'27"W
93.50'

S61°00'00"E
71.21'

35.07'

L4
L1

L5

L3

L2

S29°01'27"W 151.54'

25'

25'

99.95'
S29°01'27"W

50'

PARCEL B
3.75 AC. ±

LEMON STREET VACATED PER
CITY OF RIVERSIDE RESOLUTION
NO. 16326, REC. 02/10/1987,
INST. NO. 38193, O.R.

127.79'

50'

N61°00'00"W

INST. NO. 222034, O.R.,
REC. 07/31/1987

SEC. 26, T2S, R5W, SBM

SEE SHEET 5

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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SHEET 2 OF 8

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AYO

DATE 7-01-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430



2013-0331666
07/09/2013 03:49P
10 of 15

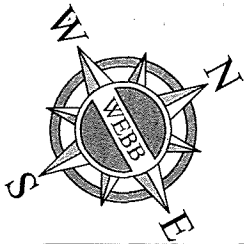
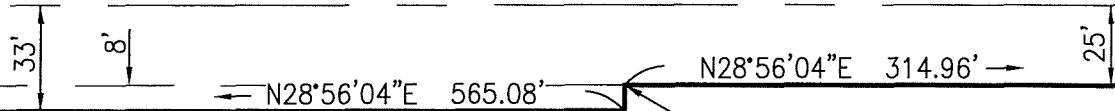


EXHIBIT "B"
LOT LINE ADJUSTMENT NO. P13-0430

ORANGE GROVE AVENUE



PARCEL 1
INST. NO. 176759, O.R.
REC. 09-18-1981

PARCEL A

6.10 AC. ±

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083685, O.R.
REC. 03-17-1989

SEE SHEET 4

SEE SHEET 2

S20°29'38"W 5.61'
R=22.50'
Δ=71°14'15"
L=27.97'

N0°32'53"E (R)

N61°06'57"W 7.98'

S29°01'27"W 151.54'

99.95' →
S29°01'27"W

← S29°00'26"W 353.49'

S39°15'23"W (R)

R=4.75'
Δ=70°03'15"
L=5.81'

PARCEL B

3.75 AC. ±

LEMON STREET VACATED PER
CITY OF RIVERSIDE RESOLUTION
NO. 16326, REC. 02/10/1987,
INST. NO. 38193, O.R.

SEC. 26, T2S, R5W, SBM

SEE SHEET 7

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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SHEET 3 OF 8

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AYO

DATE 7-01-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430



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07/09/2013 03:49P
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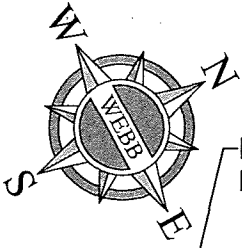


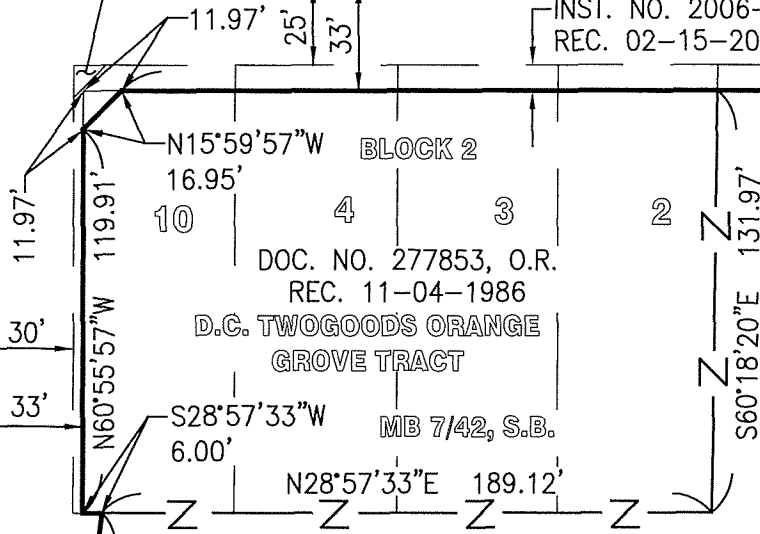
EXHIBIT "B"
LOT LINE ADJUSTMENT NO. P13-0430

INST. NO. 319113, O.R.
REC. 09-13-1991

(XX) INDICATES RECORD DATE PER INST.
NO. 083685, O.R., REC. 03-17-1989

ORANGE GROVE AVENUE

PROSPECT AVENUE



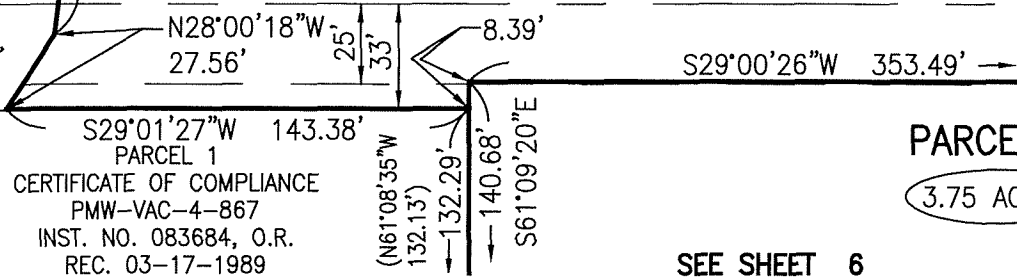
INST. NO. 2006-1125900, O.R.
REC. 02-15-2006

PARCEL 1
INST. NO. 176759, O.R.
REC. 09-18-1981

PARCEL A
6.10 AC. ±

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083685, O.R.
REC. 03-17-1989

LEMON STREET VACATED PER CITY OF RIVERSIDE RESOLUTION
NO. 16326, REC. 02/10/1987, INST. NO. 38193, O.R.



PARCEL B
3.75 AC. ±

SEE SHEET 6

SEC. 26, T2S, R5W, SBM

SEE SHEET 3

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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SHEET 4 OF 8

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AYO

DATE 7-01-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430

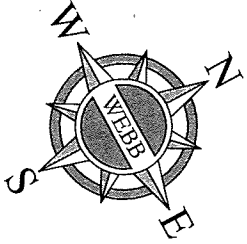


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P13-0430

SEE SHEET 2

PARCEL A

6.10 AC. ±

S29°01'27"W
93.50'

T.P.O.B.
PARCEL B

N61°06'57"W 7.98'

S61°00'00"E
71.21'

210.08'
35.07'
245.15'
S61°00'00"E

S29°01'27"W 151.54'

S29°01'27"W
99.95'

41.30'
S61°06'57"E

LEMON STREET VACATED PER
CITY OF RIVERSIDE RESOLUTION
NO. 16326, REC. 02/10/1987,
INST. NO. 38193, O.R.

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083685, O.R.
REC. 03-17-1989

127.79'

N61°00'00"W

FOURTEENTH STREET

INST. NO. 222034, O.R.,
REC. 07/31/1987

SEE SHEET 7

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | N29°00'00"E | 5.50 |
| L2 | N61°00'00"W | 11.40 |
| L3 | S29°00'00"W | 2.50 |
| L4 | N61°00'00"W | 17.70 |
| L5 | S29°00'00"W | 3.00 |

PARCEL B

3.75 AC. ±

N29°03'11"E 133.00'

1
DOC. NO.
2004-0174971, O.R.
REC. 03-12-2004

BEDFORD PLACE

MB 2/10,
RIV. CO.

S68°43'14"E(R)

R=396.00'
Δ=7°45'24"
L=53.61'

N29°02'10"E 257.06'

CONSTRUCTION C/L PER RS 127/8

SEC. 26, T2S, R5W, SBM C/L OLIVEWOOD AVENUE

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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

SHEET 5 OF 8

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AVD

DATE 7-1-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430

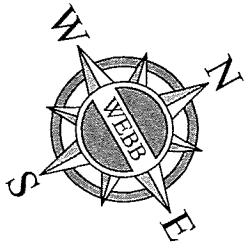


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P13-0430

PARCEL A

SEE SHEET 4

6.10 AC. ±

LEMON STREET VACATED PER CITY OF RIVERSIDE RESOLUTION NO. 16326, REC. 02/10/1987, INST. NO. 38193, O.R.

N28°00'18"W 27.56'

N54°18'28"W
176.30'
25'

S29°00'26"W 353.49'

PROSPECT AVENUE

S29°01'27"W 143.38'

PARCEL B

3.75 AC. ±

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083684, O.R.
REC. 03-17-1989

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083685, O.R.
REC. 03-17-1989

(N61°08'35"W 132.13')
132.29'
S61°09'20"E 140.68'

N29°01'27"E 334.50'

33'

7

BLK. 3

9

10

11

12

13

D.C. TWOGOODS ORANGE GROVE TRACT
MB 7/42 S.B. CO.

8

15'

47.50'

C/L OLIVEWOOD AVENUE

CONSTRUCTION C/L PER RS 127/8

3.50'

SEC. 26, T2S, R5W, SBM

(XX) INDICATES RECORD DATE PER INST. NO. 083685, O.R., REC. 03-17-1989

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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

SHEET 6 OF 8

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AW

DATE 7-01-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430

7
SEE SHEET

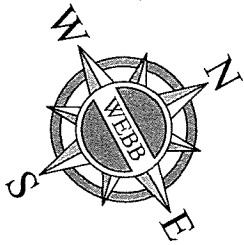


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P13-0430

PARCEL A
6.10 AC. ±

S20°29'38"W 5.61'
R=22.50'
Δ=71°14'15"
L=27.97'

N0°32'53"E (R)

S29°01'27"W 151.54'

S61°06'57"E

41.30'

50.69'

S29°19'34"W

S29°00'26"W 353.49'

S39°15'23"W (R)

LEMON STREET VACATED PER
CITY OF RIVERSIDE RESOLUTION
NO. 16326, REC. 02/10/1987,
INST. NO. 38193, O.R.

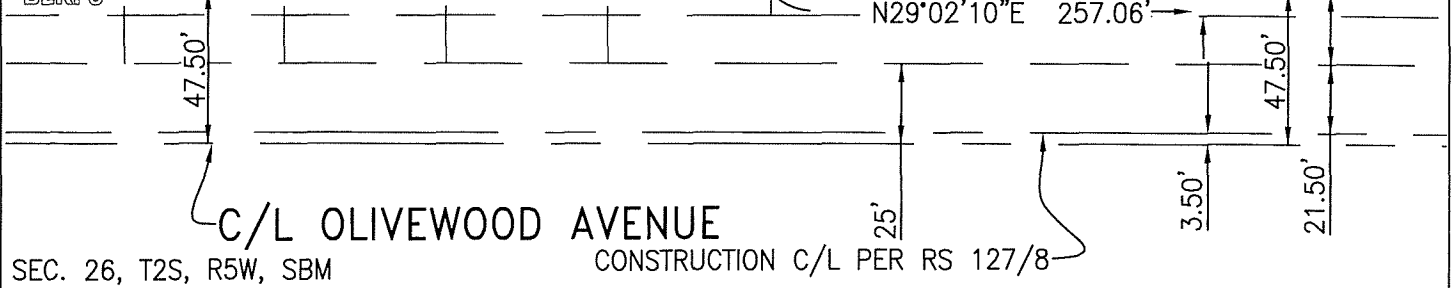
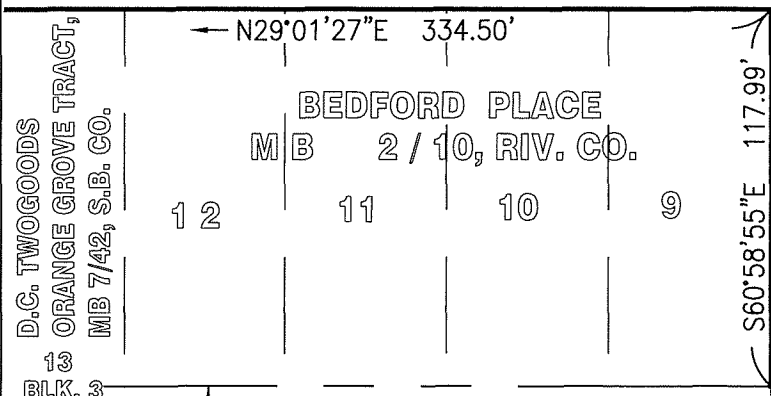
R=4.75'
Δ=70°03'15"
L=5.81'

PARCEL B
3.75 AC. ±

PARCEL 1
CERTIFICATE OF COMPLIANCE
PMW-VAC-4-867
INST. NO. 083685, O.R.
REC. 03-17-1989

SEE SHEET 6

SEE SHEET 5



ALBERT A. WEBB ASSOCIATES

CITY OF RIVERSIDE

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SHEET 7 OF 8

W.O. 13-0001

SCALE: 1"=60' DRWN BY KM DATE 7-01-13 SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430
CHKD BY AYD DATE 7-2-13

LL-P13-0430



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07/09/2013 03:49P
15 of 15

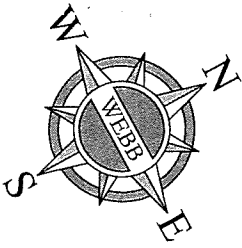
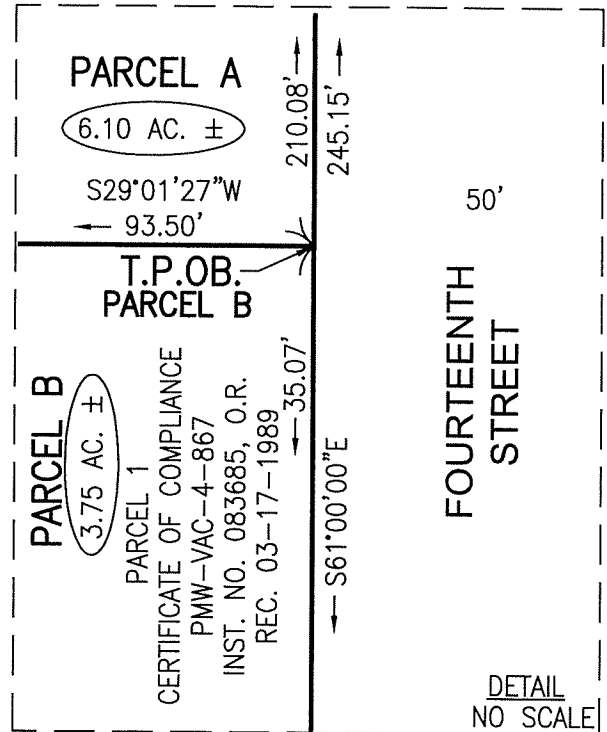
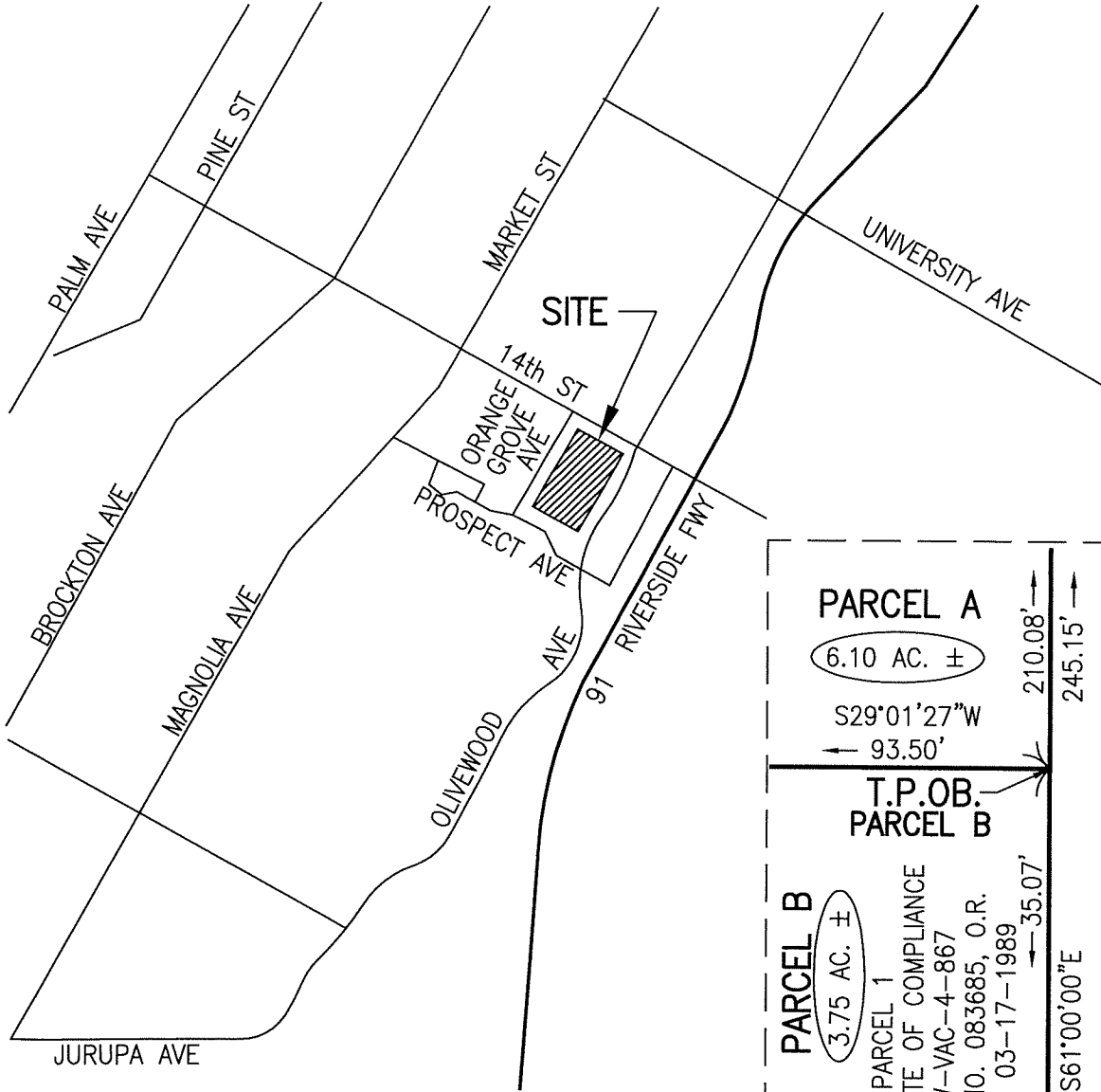


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P13-0430

VICINITY MAP



SEC. 26, T2S, R5W, SBM

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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SHEET 8 OF 8

W.O.
13-0001

SCALE: NONE

DRWN BY KM
CHKD BY AYO

DATE 7-01-13
DATE 7-2-13

SUBJECT: LOT LINE ADJUSTMENT NO. P13-0430

LL-P13-0430