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RECORDING REQUESTED BY
LandAmerica Commercial Services
When Recorded Mail to:

Surveyor
City of Riverside
3900 Main Street
Riverside, CA 92522

Order No. 2105157-4

DOC # 2005-0487069

06/20/2005 08:00A Fee:43.00

Page 1 of 13

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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THIS INSTRUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE CO AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
AFFECT UPON THE TITLE

43

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT
(LL-P04-0821)



Recording requested by:
LandAmerica Commercial Services

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR
City of Riverside
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: P04-0821
APN: 291-600-004, 005, 006 & 007
Address: Canyon Springs Parkway
2105157-4

LL- P04-0821

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CANYON SPRINGS MARKETPLACE NORTH CORP.,
A California Corporation

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 **THREE** 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 parcels 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

KEN GUTIERREZ
PLANNING DIRECTOR

THIS INSTRUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE CO AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
AFFECT UPON THE TITLE

By: *Ken Gutierrez* 5/12/05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 5-12-05, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

Clara Miramontes
Name(s) of Signer(s)

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.

WITNESS my hand and official seal.

Francisca Andrade
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

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

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

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

PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 1 – CASE No. P04-0821

Those portions of Parcels G, H, I and J in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, both in the Office of the County Recorder of said County, described as follows:

Commencing at the southeasterly corner of said Parcel G; thence North 57°26'18" West 276.70 feet along the southwesterly line of said Parcels G and H to the **TRUE POINT OF BEGINNING**; thence continuing along said southwesterly line North 57°26'18" West 52.12 feet; thence leaving said southwesterly line North 32°33'42" East 48.50 feet; thence North 57°26'18" West 41.42 feet; thence North 15°00'00" East 200.52 feet; thence South 81°36'26" East 18.15 feet; thence North 08°23'34" East 35.00 feet; thence North 81°36'26" West 4.67 feet; thence North 08°23'34" East 276.10 feet to the northerly line of said Parcel J; thence along the northerly line of Parcel J and I, South 73°24'11" East 252.58 feet; thence leaving said northerly line South 15°30'16" West 86.05 feet; thence North 71°36'26" West 59.75 feet; thence South 08°23'34" West 183.23 feet to a point on a non-tangent curve, concave southerly, having a radius of 485.00 feet, a bearing to said point bears North 12°03'19" East; thence easterly along said curve 25.25 feet through a central angle of 2°58'59"; thence South 15°00'00" West 138.16 feet; thence North 75°00'00" West 33.50 feet; thence South 15°00'00" West 72.19 feet; thence North 57°26'18" West 71.46 feet; thence South 32°33'42" West 132.00 feet to the **TRUE POINT OF BEGINNING**.

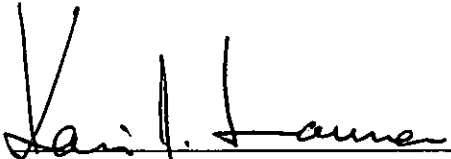
Containing 2.36 acres, more or less

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

PSOMAS

As shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.



Kari J. Launen, P.L.S. 5679

License Expires 9/30/05

MAY. 5. 2005

Date

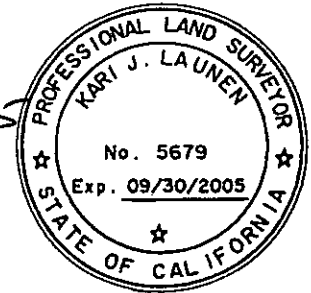
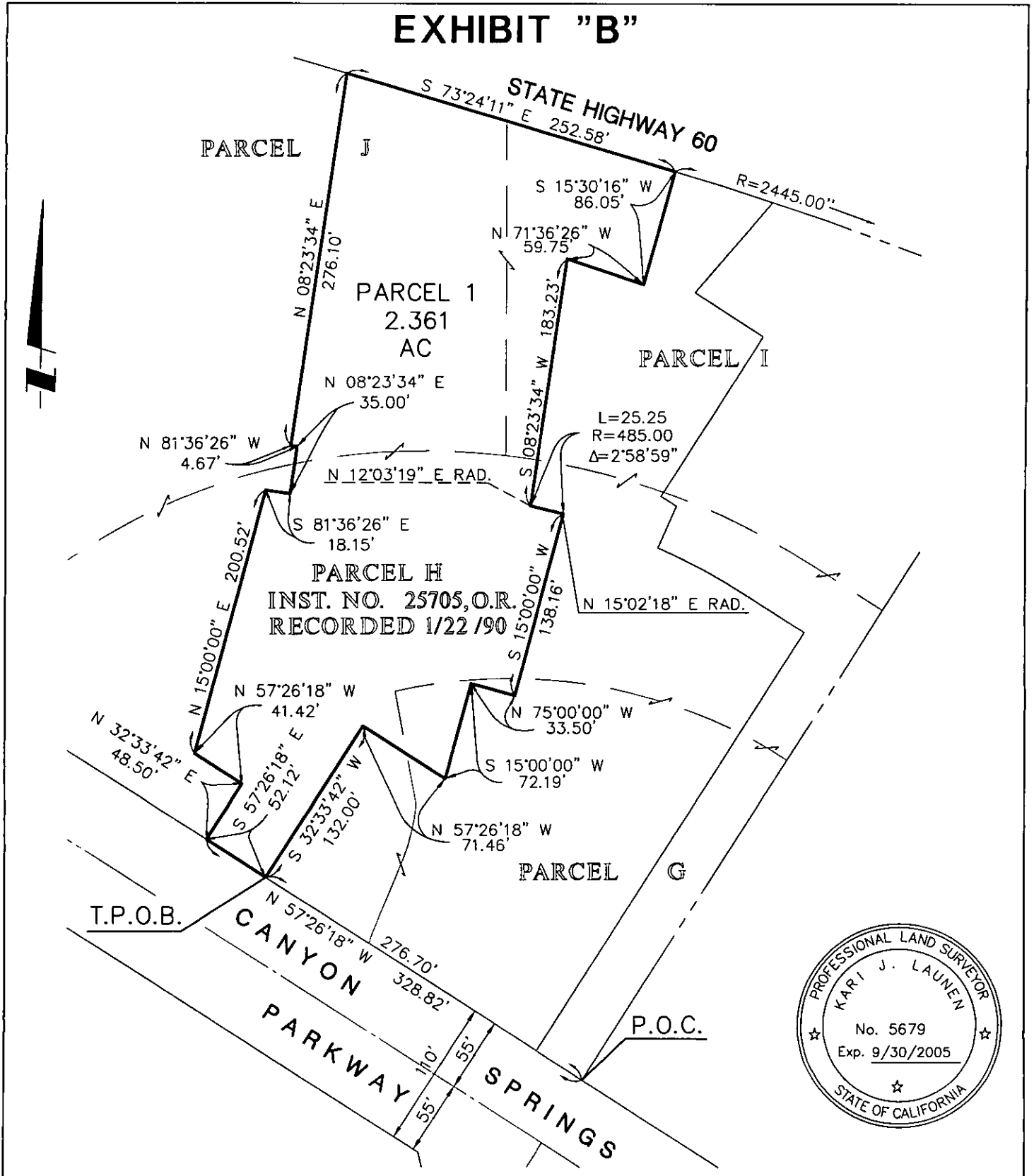


EXHIBIT "B"



DESCRIPTION:
 PARCEL 1 - CASE No. P04-0821

APPROVED: *Kari J. Launen*

KARI J. LAUNEN
 P.L.S. 5679
 EXP. 9/30/05

PREPARED BY
PSOMAS

3187 Red Hill Avenue
 Suite 250
 Costa Mesa, CA 92626
 (714)751-7373 Fax (714)545-8883

SHEET 1 OF 1

SCALE	NOT TO SCALE
DRAFTED	ROM
CHECKED	KJL
DATE	March 22, 2005
JOB NUMBER	2TUR050201

M:\TUR050201\survey\Exhibits\PL-LL02-P04-0821.dwg

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 2 – CASE No. P04-0821

Those portions of Parcels G, H, and I in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, both in the Office of the County Recorder of said County, described as follows:

Commencing at the southeasterly corner of said Parcel G; thence North 57°26'18" West 40.00 feet along the southwesterly line of said Parcels G and H to the **TRUE POINT OF BEGINNING**; thence leaving said southwesterly line North 32°33'42" East 365.16 feet; thence North 57°26'18" West 50.75 feet to the beginning of a curve, concave southwesterly having a radius of 485.00 feet; thence northwesterly along said curve 73.98 feet through a central angle of 8°44'23"; thence North 24°03'30" East 33.40 feet; thence North 57°26'18" West 13.55 feet; thence North 32°33'42" East 138.95 feet; thence North 57°26'18" West 59.71 feet; thence North 40°52'23" East 87.57 feet to a point on a non-tangent curve concave southerly having a radius of 2,445.00 feet, a radial line to said curve bears North 18°22'06" East, said curve also being the northerly line of said Parcel I; thence northwesterly along said curve and along said northerly line of said Parcel I, 75.59 feet through a central angle of 1°46'17"; thence leaving said northerly line of Parcel I South 15°30'16" West 86.05 feet; thence North 71°36'26" West 59.75 feet; South 08°23'34" West 183.23 feet to a point on a non-tangent curve concave southerly having a radius of 485.00 feet, a radial line to said point bears North 12°03'19" East; thence easterly along said curve 25.25 feet through a central angle of 2°58'59"; thence South 15°00'00" West 138.16 feet; thence North 75°00'00" West 33.50 feet; thence South 15°00'00" West 72.19 feet; thence North 57°26'18" West 71.46 feet; thence South 32°33'42" West 132.00 feet; thence South 57°26'18" East 236.70 feet to the **TRUE POINT OF BEGINNING**.

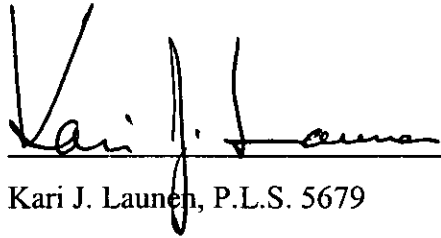
Containing 2.25 acres, more or less.

PSOMAS

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

As shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.



Kari J. Launen, P.L.S. 5679

License Expires 9/30/05

MAY 5. 2005

Date

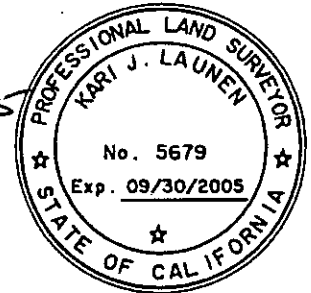
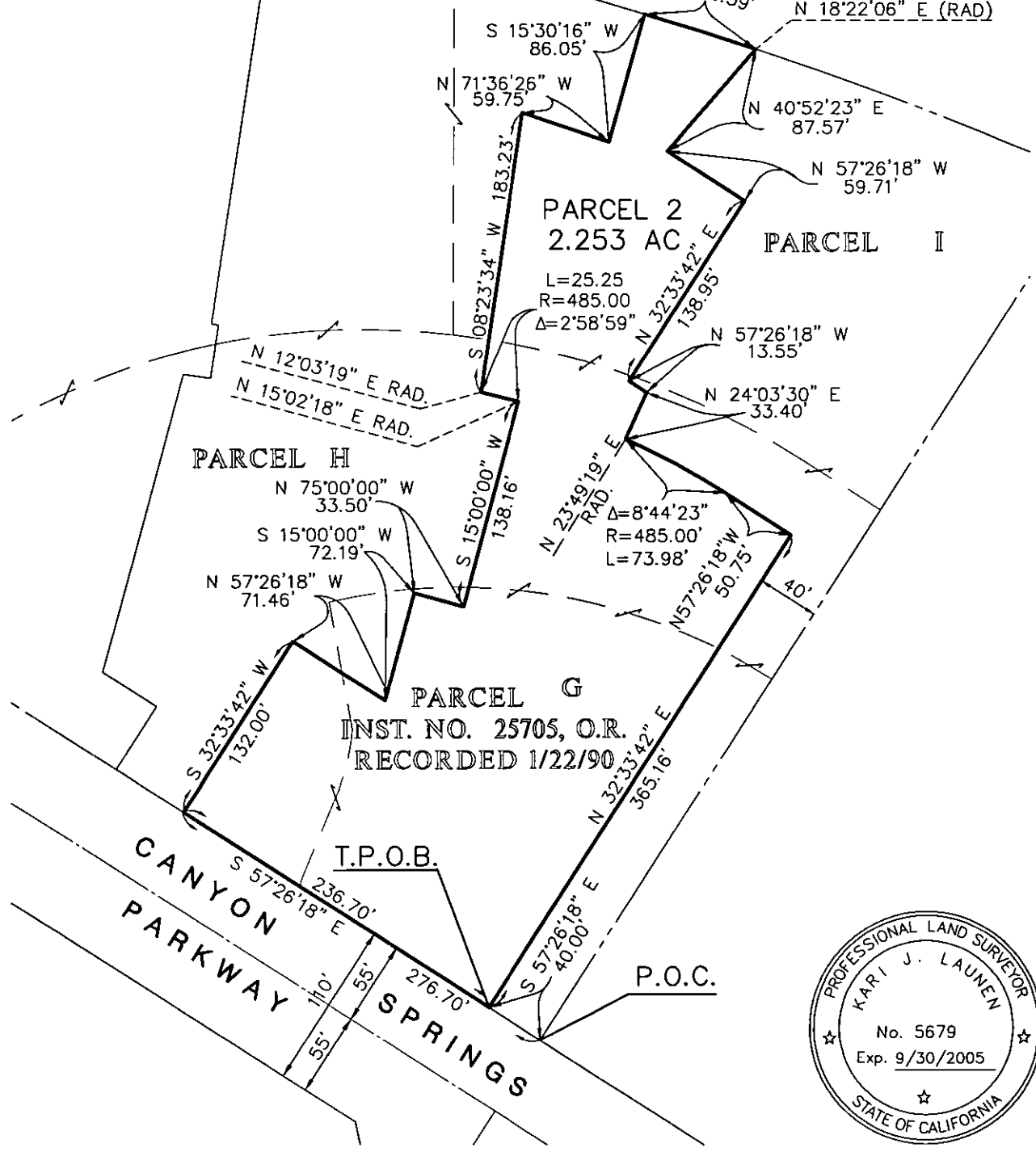


EXHIBIT "B"

STATE HIGHWAY 60
 $\Delta=1'46'17''$
 $R=2445.00'$
 $L=75.59'$



DESCRIPTION: PARCEL 2 - CASE No. P04-0821	PREPARED BY PSOMAS 3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714)751-7373 Fax (714)545-8883	SHEET 1 OF 1
		SCALE NOT TO SCALE
APPROVED 	KARI J. LAUNEN P.L.S. 5679 EXP. 9/30/05	DRAFTED ROM
		CHECKED KJL
		DATE March 22, 2005
		JOB NUMBER 2TUR050201

LL-P04-0821

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PSOMAS

LEGAL DESCRIPTION

Exhibit "A"

PARCEL 3 – CASE No. P04-0821

Those portions of Parcels G, H, and I in the City of Riverside, County of Riverside, State of California, as per the Certificate of Compliance document recorded on January 22, 1990 as Instrument No. 25705, of Official Records, both in the Office of the County Recorder of said County, described as follows:

Beginning at the southeasterly corner of said Parcel G; thence North 57°26'18" West 40.00 feet along the southwesterly line of said Parcel G; thence along a line parallel with and lying 40.00 feet westerly of the easterly line of said parcels G and H North 32°33'42" East 365.16 feet; thence North 57°26'18" West 50.75 feet to a point on a curve concave southwesterly having a radius of 485.00 feet; thence northwesterly along said curve 73.98 feet through a central angle of 8°44'23"; thence North 24°03'30" East 33.40 feet; thence North 57°26'18" West 13.55 feet; thence North 32°33'42" East 138.95 feet; thence North 57°26'18" West 59.71 feet; thence North 40°52'23" East 87.57 feet to a point on a non-tangent curve concave southerly having a radius of 2,445.00 feet, a radial line to said point bears North 18°22'06" East; thence southeasterly along said curve 234.75 feet through a central angle of 5°30'04" to the northeasterly corner of said Parcel I; thence South 32°33'42" West 664.71 feet along the easterly line of said Parcels I, H and G to the **TRUE POINT OF BEGINNING.**

Containing 1.63 acres, more or less

Subject to covenants, conditions, restrictions, rights-of-way and easements of record, if any.

As shown on Exhibit "B" attached hereto and made a part hereof.

PSOMAS

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.

Kari J. Launen

Kari J. Launen, P.L.S. 5679

License Expires 9/30/05

MAY 5. 2005

Date



EXHIBIT "B"

STATE HIGHWAY 60

N 18°22'06" E (RAD)
 $\Delta=5'30'04"$
 $R=2445.00'$
 $L=234.75'$

N 40°52'23" E
 87.57'

PARCEL I
 INST. NO. 25705, O.R.
 RECORDED 1/22/90

PARCEL 3
 1.630 AC

N 23°52'10" E (RAD)
 664.71'

N 24°03'30" E
 33.40'

N 57°26'18" W
 13.55'

N 23°49'19" E
 RAD.
 $\Delta=8'44'23"$
 $R=485.00'$
 $L=73.98'$

PARCEL H

N 57°26'18" W
 50.75'

PARCEL

N 32°33'42" E
 365.16'

P.O.B.

CANYON SPRINGS
 PARKWAY



59/5+7

DESCRIPTION:

PARCEL 3 - CASE No. P04-0821

PREPARED BY

PSOMAS

SHEET 1 OF 1

SCALE NOT TO SCALE

DRAFTED ROM

CHECKED KJL

DATE March 22, 2005

JOB NUMBER 2TUR050201

APPROVED

Kari J. Launen

KARI J. LAUNEN
 P.L.S. 5679
 EXP. 9/30/05

3187 Red Hill Avenue
 Suite 250
 Costa Mesa, CA 92626
 (714)751-7375 Fax (714)545-8883

LL-704-0821

Government Code 27361.7

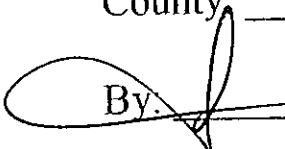
I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Francisco Andrade

Commission No.: 1416252

Date Commission expires: May 6, 2007

County: Riverside

By:  _____

Date: 6/20/05