

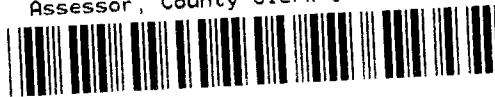
Recording requested by:

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

Project: LLA P05-0239
APN: 249-110-050 & 051
Address: 1351 & 1325 Spruce Street

DOC # 2005-0553511
07/11/2005 08:00A Fee:NC
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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LL- P05-0239



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): SPRUCE STREET PROFESSIONAL BUILDING, 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 ONE 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 complies 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

By: [Signature] for 7/6/05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 7-6-05, 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:



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LOT LINE CONSOLIDATION - P05-0239
EXHIBIT "A"

PARCEL 1

Being a portion of Parcels 1 and 2 of Parcel Map No. 21676, as shown by map on file in Book 143 of Parcel Maps, Pages 8 and 9, records of Riverside County, California, described as follows:

BEGINNING at the Northwest corner of said Parcel 1;

THENCE North 89°55'35" West along the North lines of said Parcels 1 and 2, a distance of 406.24 feet to a point on a line lying 75.00 feet Westerly of and parallel with the centerline of Iowa Avenue, as shown on said Parcel Map;

THENCE South 00°14'50" East along said parallel line, a distance of 279.16 feet to an angle point;

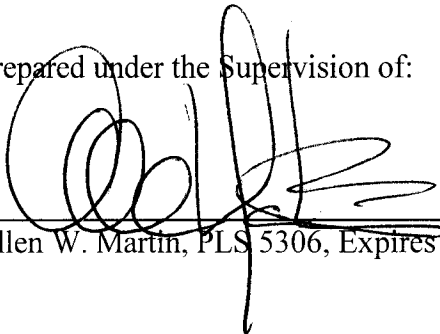
THENCE South 49°22'28" West, a distance of 37.09 feet to a point on a line lying 51.00 feet Northerly of and parallel with the centerline of Spruce Street, as shown on said Parcel Map;

THENCE North 89°45'05" West along said parallel line, a distance of 378.63 feet to a point on the Westerly line of said Parcel 1;

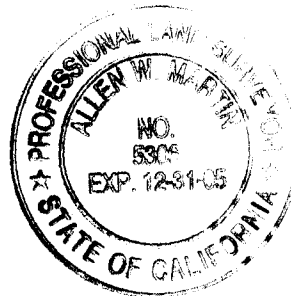
THENCE North 00°07'35" West along said Westerly line, a distance of 302.18 feet to the **POINT OF BEGINNING**.

Containing 2.82 acres, more or less.

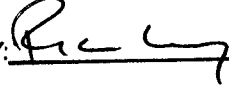
Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-05



DESCRIPTION APPROVAL:

BY:  07-06-05
DATE

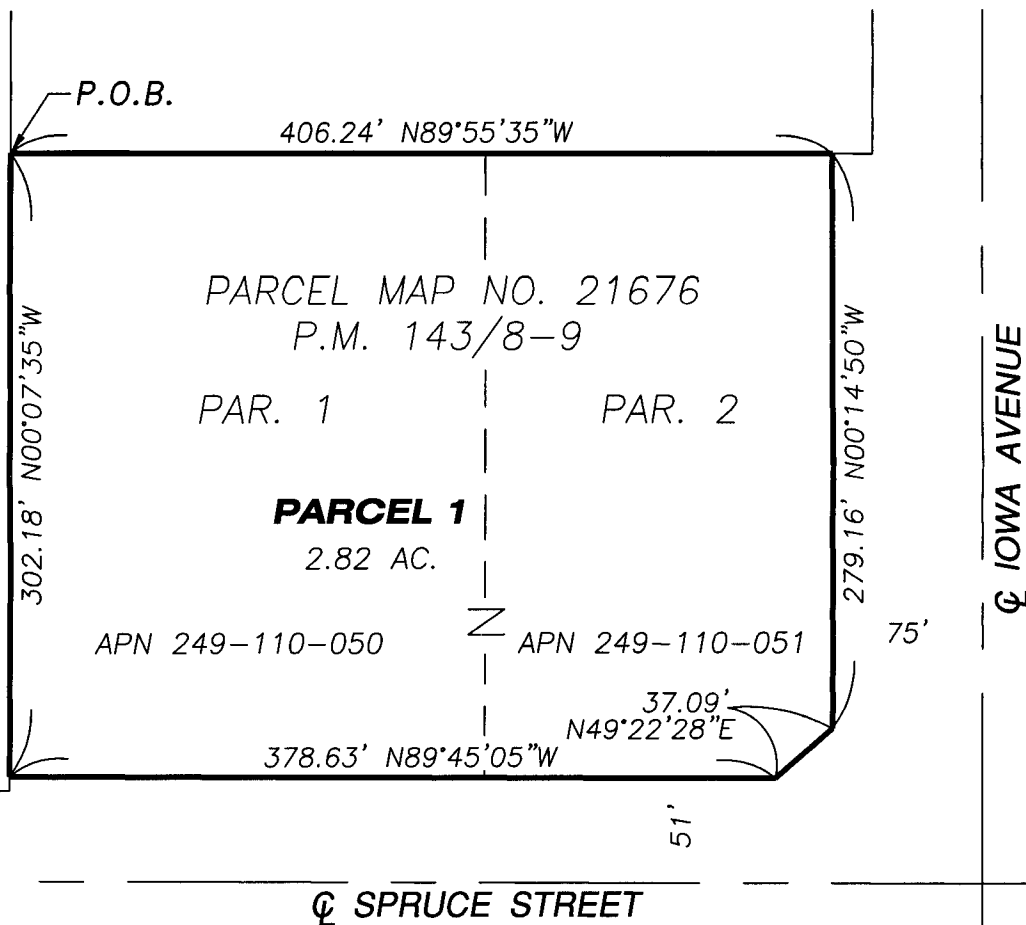
FOR: MARK S. BROWN
CITY SURVEYOR



EXHIBIT "B"



NO SCALE



2005-0553511
07/11/2005 08:06A
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OWNER

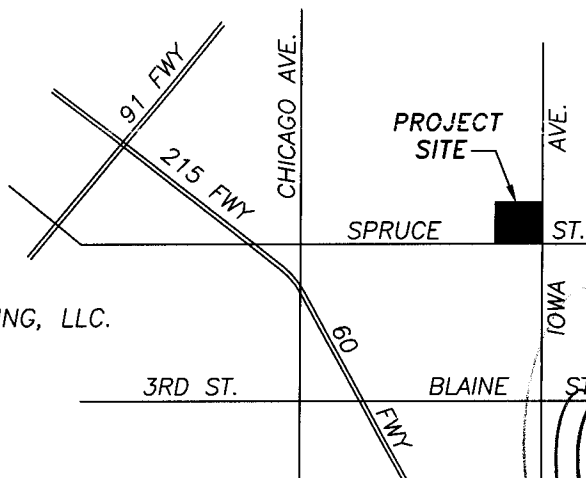
SPRUCE STREET PROFESSIONAL BUILDING, LLC.
1650 SPRUCE ST.
RIVERSIDE, CA. 92507

MAP PREPARED BY:

SOUTHLAND ENGINEERING
2200 BUSINESS WAY, SUITE 100
RIVERSIDE, CA 92501
(951) 788-8488

APN(S):

249-110-050 & 051



VICINITY MAP
NO SCALE



SECTION 18, T.2.S., R.4.W.

Sheet: 1 OF 1

Date: FEBRUARY 2005

LOT LINE CONSOLIDATION - P05-0239

21-3,4,5+6

W.O. 24169

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(951) 788-8488

LL-POS-0239