

Recording requested by:

DOC # 2005-0763248

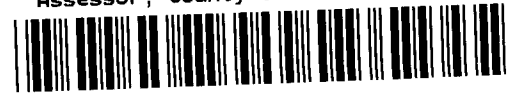
09/15/2005 08:00A Fee:28.00

Page 1 of 8

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

NCS-183002-21

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Project: P05-0481
Citrus St. & Iowa Ave.
A.P.N. 247-170-031, 032 & 033

LL - P05-0481

28



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): TSUI SU S. LIN, Trustee of the Pi Chao Yeh 1994 Trust for issue dated August 24, 1994.

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 (3) 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jeff A. Belier 7-13-05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Sept. 13, 2005, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Jeff A. Belier
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:

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

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

Name of Notary: Francisca Andrade

Date Commission Expires: May 6, 2007

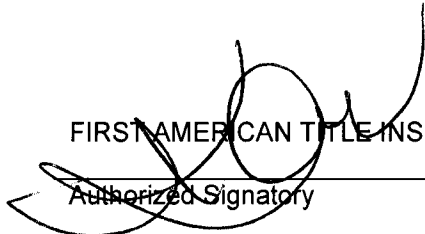
Notary Identification No:
(for Notaries commissioned at 1/1/92) 1416252

Manufacturer/Vendor Identification No:
(for Notaries commissioned at 1/1/92) NNA1

Place of Execution of this Declaration: Riverside County

Date: September 14, 2005

FIRST AMERICAN TITLE INSURANCE COMPANY


Authorized Signatory

LL-POS-0481

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

PARCEL 2 TOGETHER WITH THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 31897, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 210 PAGES 38 TO 40 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL 3 AND A LINE PARALLEL WITH AND 33.17 FEET EASTERLY OF THE MOST WESTERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 11' 07" WEST A DISTANCE OF 42.50 FEET TO A LINE PARALLEL WITH AND 42.50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID PARALLEL LINE, NORTH 89° 49' 58" EAST A DISTANCE OF 393.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.20 FEET;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 362.85 FEET THROUGH A CENTRAL ANGLE OF 61° 06' 37";

THENCE NORTH 28° 43' 21" EAST A DISTANCE OF 102.87 FEET TO THE EASTERLY LINE OF SAID PARCEL 3;

THENCE ALONG THE EASTERLY, SOUTHEASTERLY AND SOUTHERLY LINES OF SAID PARCEL 3 THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 01° 47' 01" WEST A DISTANCE OF 92.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 382.70 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 64° 19' 05" EAST;
- 2) SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 428.49 FEET THROUGH A CENTRAL ANGLE OF 64° 09' 03";
- 3) SOUTH 89° 49' 58" WEST A DISTANCE OF 393.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 519,547 SQUARE FEET, 11.927 ACRES.

PARCEL B:

THAT PORTION OF PARCEL 3 TOGETHER WITH THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 31897, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 210 PAGES 38 TO 40 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL 3 AND A LINE PARALLEL WITH AND 33.17 FEET EASTERLY OF THE MOST WESTERLY LINE OF SAID PARCEL 3;

EXHIBIT "A" (CONT'D)
LEGAL DESCRIPTION

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 11' 07" WEST A DISTANCE OF 893.38 FEET TO THE NORTHERLY LINE OF SAID PARCEL 4;

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL 3 AND A LINE PARALLEL WITH AND 33.17 FEET EASTERLY OF THE MOST WESTERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 11' 07" WEST A DISTANCE OF 42.50 FEET TO A LINE PARALLEL WITH AND 42.50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID PARALLEL LINE, NORTH 89° 49' 58" EAST A DISTANCE OF 393.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.20 FEET;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 362.85 FEET THROUGH A CENTRAL ANGLE OF 61° 06' 37";

THENCE NORTH 28° 43' 21" EAST A DISTANCE OF 102.87 FEET TO THE EASTERLY LINE OF SAID PARCEL 3;

THENCE ALONG THE EASTERLY, SOUTHEASTERLY AND SOUTHERLY LINES OF SAID PARCEL 3 THE FOLLOWING THREE (3) COURSES:

- 4) SOUTH 01° 47' 01" WEST A DISTANCE OF 92.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 382.70 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 64° 19' 05" EAST;
- 5) SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 428.49 FEET THROUGH A CENTRAL ANGLE OF 64° 09' 03";
- 6) SOUTH 89° 49' 58" WEST A DISTANCE OF 393.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 608,775 SQUARE FEET, 13.976 ACRES.

PARCEL C:

THAT PORTION OF PARCEL 3 TOGETHER WITH THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 31897, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 210 PAGES 38 TO 40 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID PARCEL 3 AND A LINE PARALLEL WITH AND 33.17 FEET EASTERLY OF THE MOST WESTERLY LINE OF SAID PARCEL 3;

EXHIBIT "A" (CONT'D)
LEGAL DESCRIPTION

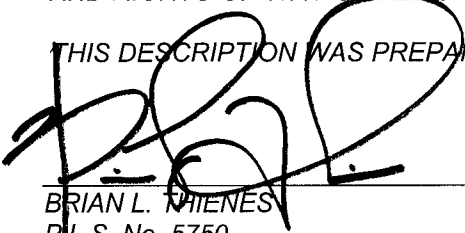
THENCE ALONG SAID PARALLEL LINE, NORTH 00° 11' 07" WEST A DISTANCE OF 893.38 FEET TO THE NORTHERLY LINE OF SAID PARCEL 4.

CONTAINING: 764,541 SQUARE FEET, 17.551 ACRES.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



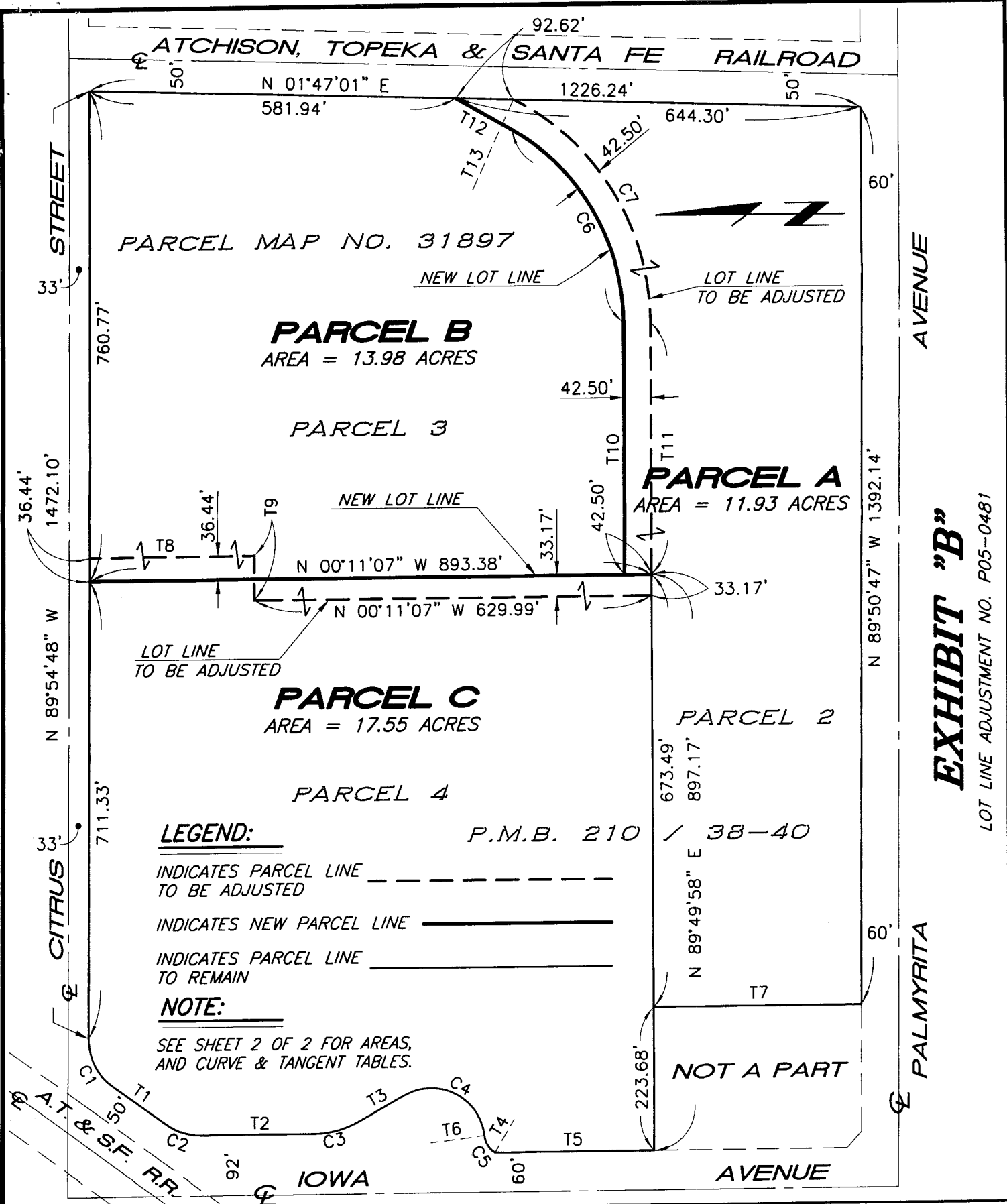
DATE:

9/13/05

BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP.: 12/31/05

L:\2541\PARCELS-A-B-C.doc
LAST UPDATE 08/12/05





AVENUE

PALMYRITA

EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P05-0481

LEGEND:

INDICATES PARCEL LINE TO BE ADJUSTED

INDICATES NEW PARCEL LINE

INDICATES PARCEL LINE TO REMAIN

NOTE:

SEE SHEET 2 OF 2 FOR AREAS, AND CURVE & TANGENT TABLES.

• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 2

SCALE: 1" = 200' DRAWN BY KM DATE 06/23/05 SUBJECT LOT LINE ADJUSTMENT CASE NO. P05-0481

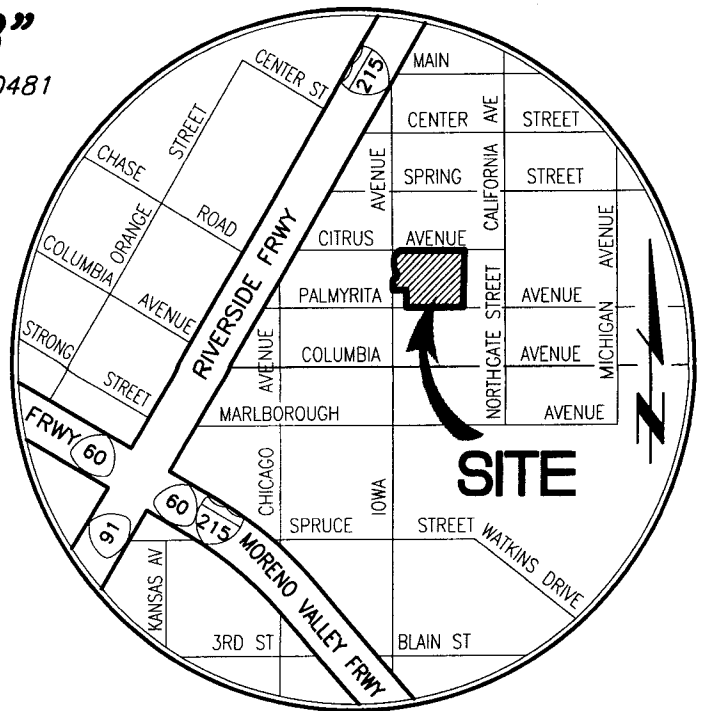
11/6/08
LL-P05-0481

EXHIBIT "B"

LOT LINE ADJUSTMENT NO. P05-0481

AREAS:

EXISTING PARCEL 2 =	483,864 S.F. (GROSS)
	11.108 ACRES (GROSS)
EXISTING PARCEL 3 =	655,762 S.F. (GROSS)
	15.054 ACRES (GROSS)
EXISTING PARCEL 4 =	753,237 S.F. (GROSS)
	17.292 ACRES (GROSS)
EXISTING TOTAL = 1,892,863 S.F. (GROSS)	
PROPOSED PARCEL A =	519,547 S.F. (GROSS)
	11.927 ACRES (GROSS)
PROPOSED PARCEL B =	608,775 S.F. (GROSS)
	13.976 ACRES (GROSS)
PROPOSED PARCEL C =	764,541 S.F. (GROSS)
	17.551 ACRES (GROSS)
PROPOSED TOTAL = 1,892,863 S.F. (GROSS)	
43.454 ACRES (GROSS)	



VICINITY MAP

N.T.S.

TANGENT TABLE:

NO.	DISTANCE	BEARING
T1	102.55'	N 34°58'57" E
T2	177.70'	N 00°11'07" W
T3	78.66'	N 29°37'24" W
T4	(RAD)	N 59°10'57" W
T5	252.56'	N 00°11'07" W
T6	(RAD)	N 06°53'06" W
T7	327.72'	N 00°11'07" W
T8	263.20'	N 00°11'07" W
T9	69.60'	N 89°48'53" E
T10	393.10'	N 89°49'58" E
T11	393.10'	N 89°49'58" E
T12	102.87'	N 28°43'21" E
T13	(RAD)	N 64°19'05" W

CURVE TABLE:

NO.	DELTA	RADIUS	LENGTH
C1	55°06'15"	93.00'	89.44'
C2	35°10'04"	100.35'	61.59'
C3	29°26'17"	150.00'	77.07'
C4	112°44'18"	85.00'	167.25'
C5	52°17'51"	35.00'	31.95'
C6	61°06'37"	340.20'	362.85'
C7	64°09'03"	382.70'	428.49'

Last Update: 07/29/05
N:\2541\2541LLA2.dwg

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:



Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

Brian L. Thienes
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2005

7-29-05
DATE



• CITY OF RIVERSIDE, CALIFORNIA •

1116+8

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

SHEET 2 OF 2

SCALE: 1" = 200'

DRAWN BY KM DATE 06/23/05

SUBJECT LOT LINE ADJUSTMENT CASE NO. P05-0481

LL-P05-0481