

Recording requested by:

DOC # 2008-0068009

02/11/2008 08:00A Fee:19.00

Page 1 of 5

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

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FOR RECORDER'S OFFICE USE ONLY

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Project: P05-0926  
Lincoln & Grace  
A.P.N. 237-040-010 & 011

LL - P05-0926

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RIVERSIDE LINCOLN, 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 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

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Craig Aaron 7-3-07  
Craig Aaron, Deputy Planning Director Date

GENERAL ACKNOWLEDGEMENT

State of California

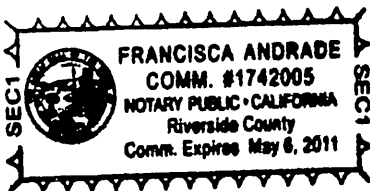
County of Riverside } ss

On July 5, 2007, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Craig Aaron  
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.

[Signature]  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**EXHIBIT "A"**

**PARCEL B**

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 51 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. BEING A PORTION OF PARCEL 2 OF CITY OF RIVERSIDE LOT LINE ADJUSTMENT 025-023 AS PER INSTRUMENT NO. 2003-698622 RECORDED ON SEPTEMBER 10, 2003, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE SOUTH 56° 00' 30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 301.26 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 56° 00' 30" WEST, 499.85 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;

THENCE NORTH 33° 59' 30" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, 328.99 FEET;

THENCE NORTH 56° 00' 30" EAST, 499.85 FEET;

THENCE SOUTH 33° 59' 30" EAST, 328.99 FEET TO THE **TRUE POINT OF BEGINNING**.

THIS LOT CONTAINS 164,446 S.F (3.78 ACRES) MORE OR LESS.

**PARCEL C**

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 51 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. BEING A PORTION OF PARCEL 2 OF CITY OF RIVERSIDE LOT LINE ADJUSTMENT 025-023 AS PER INSTRUMENT NO. 2003-698622 RECORDED ON SEPTEMBER 10, 2003, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID PARCEL 2, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET DISTANCE 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 33° 59' 00" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 624.94 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED AUGUST 22, 2003, AS PER INSTRUMENT NO. 2003-645410 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 67° 06' 23" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN DOCUMENT RECORDED AUGUST 22, 2003, 27.46 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF LINCOLN AVENUE DISTANT 44.00 FEET, SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID LINCOLN AVENUE;



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LL-POS-0926

THENCE SOUTH 56° 00' 00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE,  
786.20 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2;

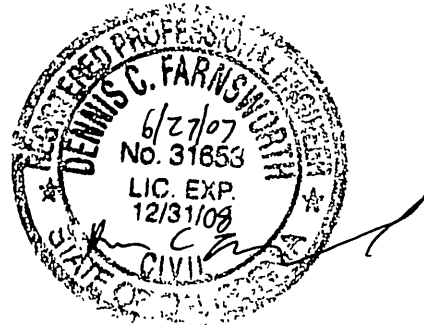
THENCE SOUTH 33° 59' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL,  
318.84 FEET;

THENCE NORTH 56° 00' 30" EAST, 499.85 FEET;

THENCE SOUTH 33° 59' 30" EAST, 328.99 FEET TO A POINT ON THE SOUTHEASTERLY  
LINE OF SAID PARCEL;

THENCE NORTH 56° 00' 30" EAST ALONG SAID SOUTHEASTERLY LINE, 301.26 FEET TO  
THE **TRUE POINT OF BEGINNING**;

THIS LOT CONTAINS 354,438 S.F (8.14 ACRES) MORE OR LESS.



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02/11/2008 08 00A  
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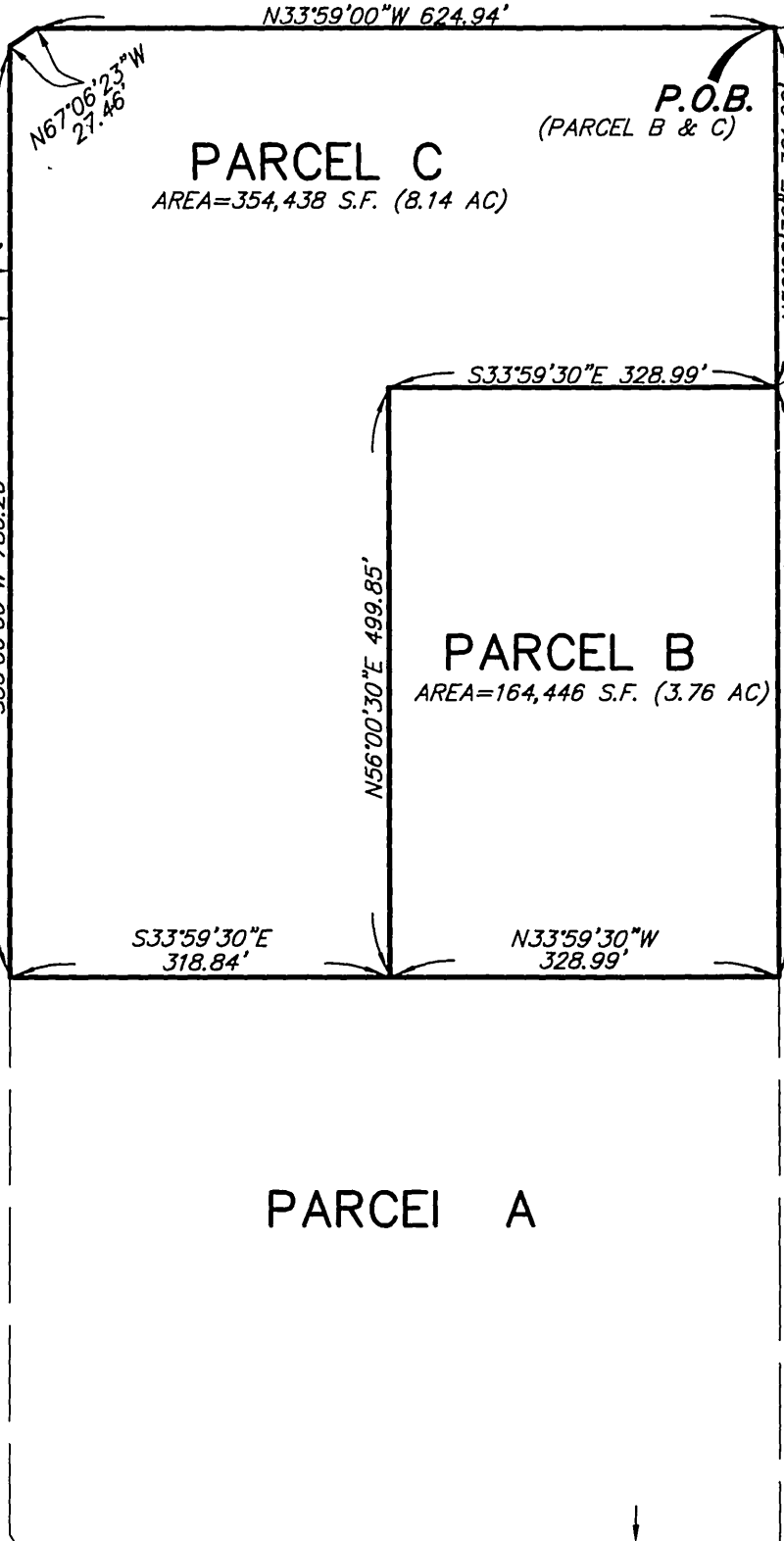
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5 of 5



**CL** LINCOLN AVENUE  
N56°00'00"E

**CL** GRACE STREET N33°59'00"W



N33°59'00"W 624.94'  
**PARCEL C**  
AREA=354,438 S.F. (8.14 AC)

**P.O.B.**  
(PARCEL B & C)

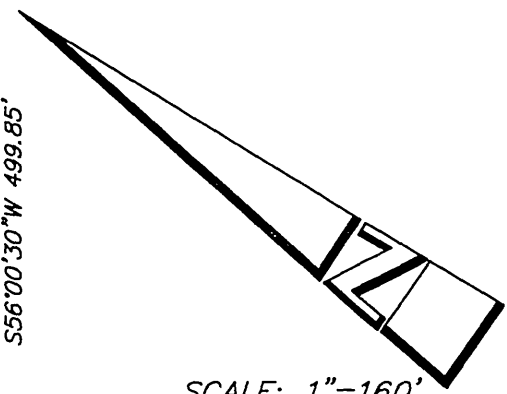
S33°59'30"E 328.99'  
**PARCEL B**  
AREA=164,446 S.F. (3.76 AC)

**PARCEL A**

**CL** JEFFERSON STREET  
N34°00'00"W



**T.P.O.B.**  
(PARCEL B)



SCALE: 1"=160'

**NOTE:**

THIS PLOT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**LAND DEVELOPMENT DESIGN CORPORATION**

2313 E. Philadelphia St., Ste. F  
ONTARIO, CA 91761  
(909) 930-1466  
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE: 04/16/07	SCALE: 1"=160'	SHEET: 1 OF 1	JOB NO. 3548	EXHIBIT B
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LL-POS-0926

Recording requested by:

DOC # 2008-0068011

02/11/2008 08:00A Fee:16.00

Page 1 of 4

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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FOR RECORDER'S OFFICE USE ONLY

Project: P05-0926  
Lincoln & Grace  
A.P.N. 237-040-009 & 010

**LL - P05-0926**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **5270 SUNSET BOULEVARD, 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 (1) 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: Craig Aaron 7-3-07  
Craig Aaron, Deputy Planning Director Date

GENERAL ACKNOWLEDGEMENT

State of California

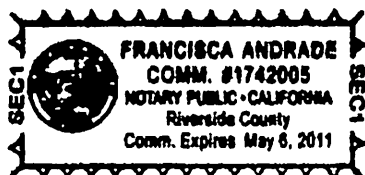
County of Riverside } ss

On July 5, 2007, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Craig Aaron  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**EXHIBIT "A"**

**PARCEL A**

THAT PORTION OF LOT 1 IN BLOCK 51 OF ARLINGTON HEIGHTS, AS SHOWN BY A MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. BEING ALL OF PARCEL 1 OF CITY OF RIVERSIDE LOT LINE ADJUSTMENT 025-023 AS PER INSTRUMENT NO. 2003-698622 RECORDED ON SEPTEMBER 10, 2003, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 6, 2003 AS INSTRUMENT NO. 411135, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID PARCEL 1;

THENCE SOUTH 56° 00' 30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 479.77 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARCEL DESCRIBED ON INSTRUMENT 411135, RECORDED MAY 6, 2003, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

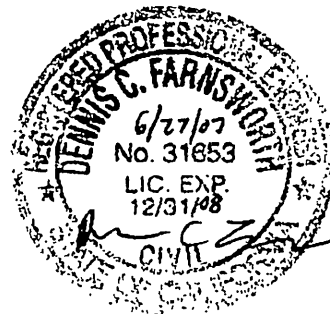
THENCE NORTH 34° 00' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF WAY LINE, 642.28 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 19, 1978, AS INSTRUMENT NO. 101372 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE NORTH 20° 22' 07" EAST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 19, 1978, A DISTANCE OF 9.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE DISTANT 44.00 FEET, SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID LINCOLN AVENUE;

THENCE NORTH 56° 00' 00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 472.23 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE SOUTH 33° 59' 30" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, 647.83 FEET TO THE **POINT OF BEGINNING**.

THIS LOT CONTAINS 310,800 S.F (7.13 ACRES) MORE OR LESS.



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02/11/2008 08:08A  
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2008-0068811  
02/11/2008 09:58A  
4 of 4



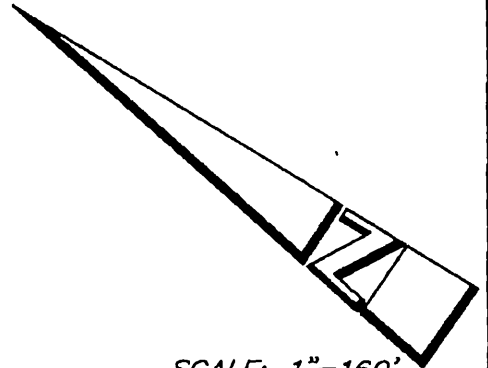
CL LINCOLN AVENUE  
N56°00'00"E

CL GRACE STREET N33°59'00"W

PARCEL C

PARCEL B

PARCEL A  
AREA=310,800 S.F. (7.13 AC)



SCALE: 1"=160'

44' 44'  
88'

40'  
40'  
80'

S33°59'30"E 647.83'

P.O.B.

N56°00'00"E 472.23'

S56°00'30"W 479.77'

N20°22'07"E  
9.39'

N34°00'00"W 642.28'

CL JEFFERSON STREET  
N34°00'00"W

**NOTE:**

THIS PLOT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**LAND DEVELOPMENT DESIGN CORPORATION**

2313 E. Philadelphia St., Ste. F  
ONTARIO, CA 91761  
(909) 930-1466  
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE: 04/16/07	SCALE: 1"=160'	SHEET: 1 OF 1	JOB NO. 3548	EXHIBIT B
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LL-P05-0926