

DOC # 2006-0246601

04/06/2006 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording requested by:

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
					45			✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

C
LC

45

FOR RECORDER'S OFFICE USE ONLY

Project: LL-P05-1074
Chicago & Krameria
A.P.N. 274-210-013 & POR. 266-060-005

LL - P05-1074

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **M.R. SOUTH PARTNERS, L.P., a California limited partnership.**

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 3-23-06
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 3/23/06, 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 1

That portion of the southeast quarter of Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, **together with** a portion of Lot 89, Lot "I" (Chicago Avenue, recorded as Roosevelt Street) and Lot "A" (Krameria Avenue) of Woodcrest Acres, as shown by map on file in Book 11 of Maps, at page 62 thereof, Records of Riverside County, California, located in the southwest quarter of Section 30, Township 3 South, Range 4 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the southeast corner of said Section 25, said corner being the intersection of the centerline of Mariposa Avenue (44.00 feet in half width) of Parcel Map No. 23255, as shown by map on file in Book 162 of Parcel Maps at pages 30 and 31 thereof, Records of Riverside County, California, with the centerline of said Chicago Avenue (30.00 feet in half width);

Thence North $00^{\circ} 51' 50''$ East along the easterly line of said Section 25 and along said centerline of Chicago Avenue, a distance of 1327.53 feet to the **TRUE POINT OF BEGINNING**, said point being a point of intersection with the centerline of Lurin Street (60.00 feet in width) of said Woodcrest Acres;

Thence continuing North $00^{\circ} 51' 50''$ East along said easterly line and along said centerline of Chicago Avenue, a distance of 580.06 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of $21^{\circ} 48' 45''$, an arc distance of 114.21 feet;

Thence North $22^{\circ} 40' 34''$ East, a distance of 186.94 feet;

Thence North $67^{\circ} 19' 26''$ West, a distance of 145.95 feet;

Thence North $23^{\circ} 26' 37''$ East, a distance of 220.02 feet;

Thence North $22^{\circ} 40' 34''$ East, a distance of 75.00 feet;

Thence North $09^{\circ} 47' 47''$ East, a distance of 59.00 feet;

Thence North $00^{\circ} 11' 48''$ East, a distance of 78.29 feet to a point on the north line of said Section 30, said point also being on the centerline of said Krameria Avenue (30.00 feet in half width) of said map, distant 76.05 feet easterly from the west quarter corner of said Section 30;

Thence North $89^{\circ} 48' 12''$ West along said north line and along said centerline, a distance of 76.05 feet to the west quarter corner of said Section 30;



2006-0246601
04/06/2006 08:00A
3 of 6

Thence North 89° 34' 56" West along the north line of said Section 25, a distance of 1025.69 feet to a point distant 295.43 feet easterly from the northerly prolongation of the easterly line of Lot 1 of Tract No. 4687, as shown by map on file in Book 82 of Maps at pages 60 and 61, Records of Riverside County, California;

Thence South 00° 25' 04" West, a distance of 674.87 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 650.00 feet;

Thence southerly, southeasterly and easterly along said curve, to the left, through a central angle of 89° 33' 03", an arc distance of 1015.92 feet;

Thence South 89° 07' 59" East, a distance of 370.46 feet to the **TRUE POINT OF BEGINNING.**

Subject to existing street rights of way.

Containing 29.55 acres, more or less.

PARCEL 2

That portion of the southeast quarter of Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, said portion being described as follows:

BEGINNING at the southeast corner of said Section 25, said corner being the intersection of the centerline of Mariposa Avenue (44.00 feet in half width) of Parcel Map No. 23255, as shown by map on file in Book 162 of Parcel Maps at pages 30 and 31 thereof, Records of Riverside County, California, with the centerline of Chicago Avenue (30.00 feet in half width recorded as Roosevelt Street);

Thence North 89° 33' 40" West along the southerly line of said Section 25 and along said centerline of Mariposa Avenue, a distance of 1318.57 feet to the southeast corner of Parcel Map 6956, as shown by map on file in Book 23 of Parcel Maps at page 7 thereof, Records of Riverside County, California;

Thence North 00° 48' 32" East along the easterly line of said Parcel Map 6956, along the easterly line of Parcel Map 7227, as shown by map on file in Book 25 of Parcel Maps at page 72 thereof, Records of Riverside County, California and along the easterly line of Tract No. 4687 and along the northerly prolongation of said easterly line, as shown by map on file in Book 82 of Maps at pages 60 and 61 thereof, Records of Riverside County, California, a distance of 2654.82 feet to an intersection with the centerline of Krameria Avenue (25.00 feet in half width), said centerline also being on the northerly line of said southeast quarter of Section 25;

Thence South 89° 34' 56" East along said centerline of Krameria Avenue, a distance of 295.43 feet;



2006-0246601
04/06/2006 08:00A
4 of 6

Thence South 00° 25' 04" West, a distance of 674.87 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 650.00 feet;

Thence southerly, southeasterly and easterly along said curve, to the left, through a central angle of 89° 33' 03", an arc distance of 1015.92 feet;

Thence South 89° 07' 59" East, a distance of 370.46 feet to a point of intersection with said centerline of Chicago Avenue with the centerline of Lurin Street (60.00 feet in width) of Woodcrest Acres as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California;


Thence South 00° 51' 50" West along said centerline of Chicago Avenue, a distance of 1327.53 feet to the **POINT OF BEGINNING**.

Subject to existing street rights of way.

Containing 51.48 acres, more or less.

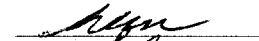

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION


Mohammad A. Faghili, L.S. 6607

3/1/06
Date



Prepared by: 
Checked by: 

DESCRIPTION APPROVAL:

BY:  03-21-2006
DATE

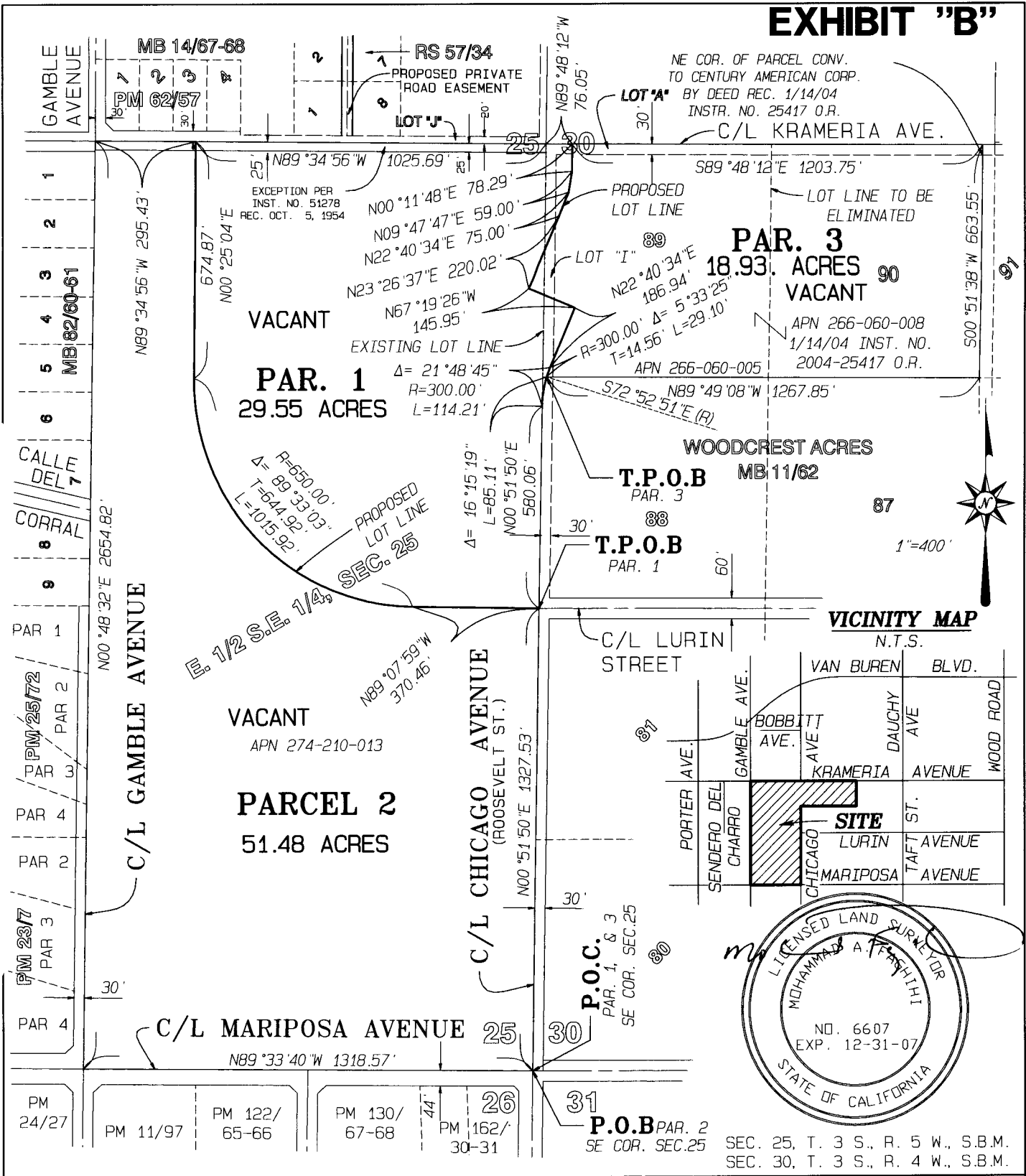
FOR: MARK S. BROWN
CITY SURVEYOR



2006-0246601
04/08/2006 08:00A
5 of 6

EXHIBIT "B"

2006-0246601
84/86-2006 88: 88A
6 of 6



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA 100/6+8
101/5+7

PLAT PREPARED: 1/21/2005 G:\2004\04-0041\04041LLA.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. SHEET 1 OF 1 W.O. 04-0041

SCALE: 1" = 400' DRWN BY [Signature] DATE 2/14/06
CHKD BY [Signature] DATE 2/14/06 SUBJECT: LOT LINE ADJUSTMENT NO. P05-1074

Recording requested by:

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					36			✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM



36

FOR RECORDER'S OFFICE USE ONLY

Project: LL-P05-1074
Chicago & Krameria
A.P.N. 266-050-005, 008 & POR. 274-210-013

LL - P05-1074

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CENTURY AMERICAN CORPORATION, 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 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 3-23-06
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 3/23/06, 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 3

That portion of the southeast quarter of Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, **together with** those portions of Lots 89, 90, Lot "I" (Chicago Avenue, recorded as Roosevelt Street, 30.00 feet in half width) and Lot "A" (Krameria Avenue 30.00 feet in half width) of Woodcrest Acres, as shown by map on file in Book 11 of Maps at page 62 thereof, Records of Riverside County, California, located in the southwest quarter of Section 30, Township 3 South, Range 4 West and the southeast quarter of Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, said portions being described as follows:

COMMENCING at the southeast corner of said Section 25 said corner being the intersection of the centerline of Mariposa Avenue (44.00 feet in half width) of Parcel Map No. 23255, as shown by map on file in Book 162 of Parcel Maps at page 30 and 31 thereof, Records of Riverside County, California, with the centerline of said Chicago Avenue;

Thence North 00° 51' 50" East along the easterly line of said Section 25 and along said centerline of Chicago Avenue, a distance of 1327.53 feet to a point of intersection with the centerline of Lurin Street (60.00 feet in width) as shown on said map of Woodcrest Acres;

Thence continuing North 00° 51' 50" East along said easterly line and along said centerline of Chicago Avenue, a distance of 580.06 to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence northerly along said curve, to the right, through a central angle of 16° 15' 19", an arc distance of 85.11 feet to the **TRUE POINT OF BEGINNING**, said point being an intersection with the westerly prolongation of the southerly line of said Lot 89, the radial line from said point bears South 72° 52' 51" East;

Thence continuing northerly along said curve, to the right, through a central angle of 05° 33' 25", an arc distance of 29.10 feet to the end thereof, said curve having a total central angle of 21° 48' 45";

Thence North 22° 40' 34" East, a distance of 186.94 feet;

Thence North 67° 19' 26" West, a distance of 145.95 feet;

Thence North 23° 26' 37" East, a distance of 220.02 feet;

Thence North 22° 40' 34" East, a distance of 75.00 feet;

Thence North 09° 47' 47" East, a distance of 59.00 feet;



2006-0246603
04/06/2006 08:00A
3 of 5

Thence North 00° 11' 48" East, a distance of 78.29 feet to a point on the north line of said Section 30, said point also being on the centerline of said Krameria Avenue (30.00 feet in half width) of said map, distant 76.05 feet easterly from the west quarter corner of said Section 30;

Thence South 89° 48' 12" East along said centerline and along said north line, a distance of 1203.75 feet to a point of intersection with the northerly prolongation of the easterly line of that certain parcel of land conveyed to Century American Corporation by deed recorded January 14, 2004 per Document No. 2004-25417, Official Records of Riverside County, California;

Thence South 00° 51' 38" West along said prolongation and along said easterly line of the parcel so conveyed, a distance of 663.55 feet to the southeast corner thereof, said corner being on the southerly line said Lot 90;

Thence North 89° 49' 08" West along said southerly lines of Lots 90 and 89 and along the westerly prolongation thereof, a distance of 1267.85 feet to the **TRUE POINT OF BEGINNING**.

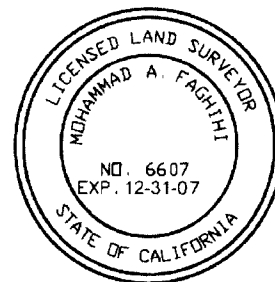
Subject to existing street rights of way.

Containing 18.93 acres, more or less.

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

PREPARED UNDER MY SUPERVISION

Mohammad A. Faghih 3/1/06
Mohammad A. Faghih L.S. 6607 Date



Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL:

BY: [Signature] 03-21-2006
DATE

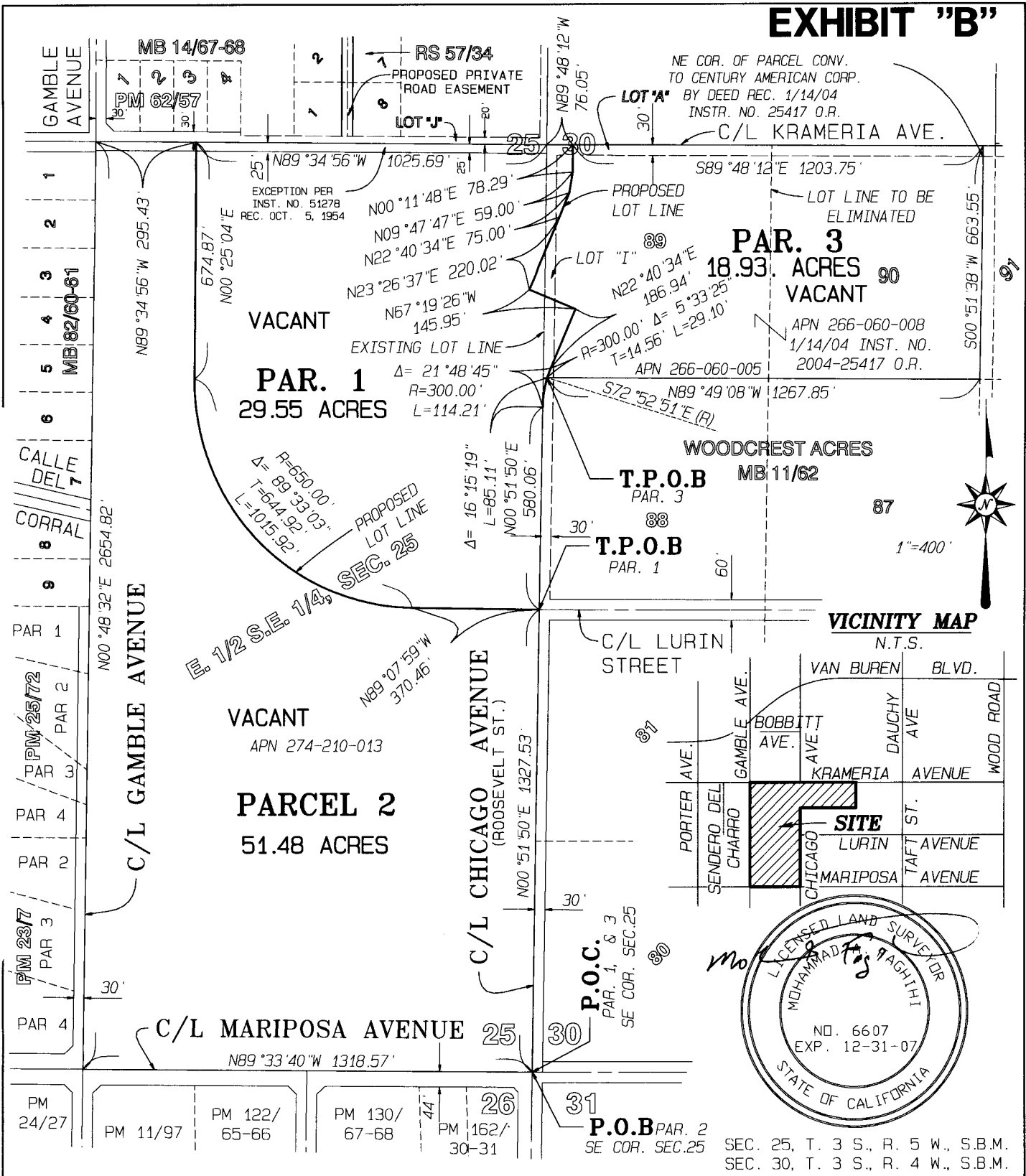
FOR: MARK S. BROWN
CITY SURVEYOR



2006-0246603
04/06/2006 08:00A
4 of 5

EXHIBIT "B"

2006-0246003
04/06/2006 08:00A
5 of 5



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA 100/6+8
101/5+7

PLAT PREPARED: 1/21/2005 G:\2004\04-0041\04041LLA.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. SHEET 1 OF 1 W.O. 04-0041

SCALE: 1" = 400' DRWN BY *[Signature]* DATE 2/14/06
CHKD BY *[Signature]* DATE 2/14/06 SUBJECT: LOT LINE ADJUSTMENT NO. P05-1074

LL-POS-1074