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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: P07-0470 Lot Consolidation
APN: 132-020-035 & 036
Address: 11510 Magnolia Avenue

DOC # 2009-0549218

10/23/2009 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside
Larry W. Ward

Assessor, County Clerk & Recorder



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LL-P07-0470

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: IBIS ENTERPRISES, a Limited Partnership

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 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:
DIRK A. JENKINS
PRINCIPAL PLANNER

9-4-09
DATE

ACKNOWLEDGEMENT

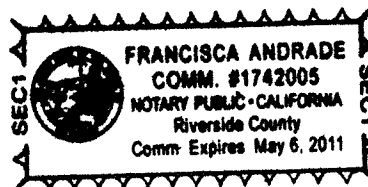
State of California }
County of Riverside } .ss

On 9-4-09, before me Francisca Andrade, notary public
personally appeared Dirk A. Jenkins
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Francisca Andrade
Notary Signature



LOT CONSOLIDATION NO. P07-0470

LEGAL DESCRIPTION

BEING A PORTION OF LOT 2 IN BLOCK 46 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY MAP RECORDED IN MAP BOOK 1, PAGE 72, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, FORMALLY KNOWN IN THE CITY OF RIVERSIDE AS MAP RECORDED IN MAP BOOK 1, PAGE 70, AND A PORTION OF PARCEL 2 OF PARCEL MAP RECORDED IN BOOK 5, PAGE 49 OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND ILLUSTRATED ON THE EXHIBIT-MAP ATTACHED HERETO AND MADE A PART OF THIS DOCUMENT:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE AND FILLMORE STREET; THENCE, SOUTHWESTERLY ALONG THE CENTERLINE OF MAGNOLIA AVENUE, SOUTH 56°22'43" WEST, A DISTANCE OF 295.99 FEET; THENCE, LEAVING SAID CENTERLINE, SOUTH 33°37'17" EAST, A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEAST 66 FEET RIGHT-OF-WAY OF SAID MAGNOLIA AVENUE; THENCE, SOUTH 33°37'44" EAST, A DISTANCE OF 613.94 FEET; THENCE, SOUTH 11°17'16" WEST, A DISTANCE OF 105.22 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID PARCEL 2, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 3750.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 01°35'37" EAST; THENCE, ALONG SAID SOUTHWEST LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°49'00", AN ARC DISTANCE OF 315.25 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 1500.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 03°13'23" WEST; THENCE, ALONG THE SOUTHWEST LINE OF SAID PARCEL 2 AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°33'39", AN ARC DISTANCE OF 355.02 FEET; THENCE, NORTH 73°12'58" WEST, A DISTANCE OF 323.80 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MAGNOLIA AVENUE; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 50°47'42" EAST, A DISTANCE OF 168.21 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 56°22'43" EAST, A DISTANCE OF 629.48 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

BY. 

DATE

09.04.09

FOR MARK S. BROWN
CITY SURVEYOR



LL-P07-0470

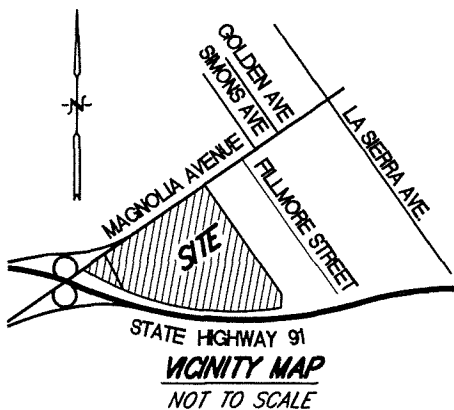
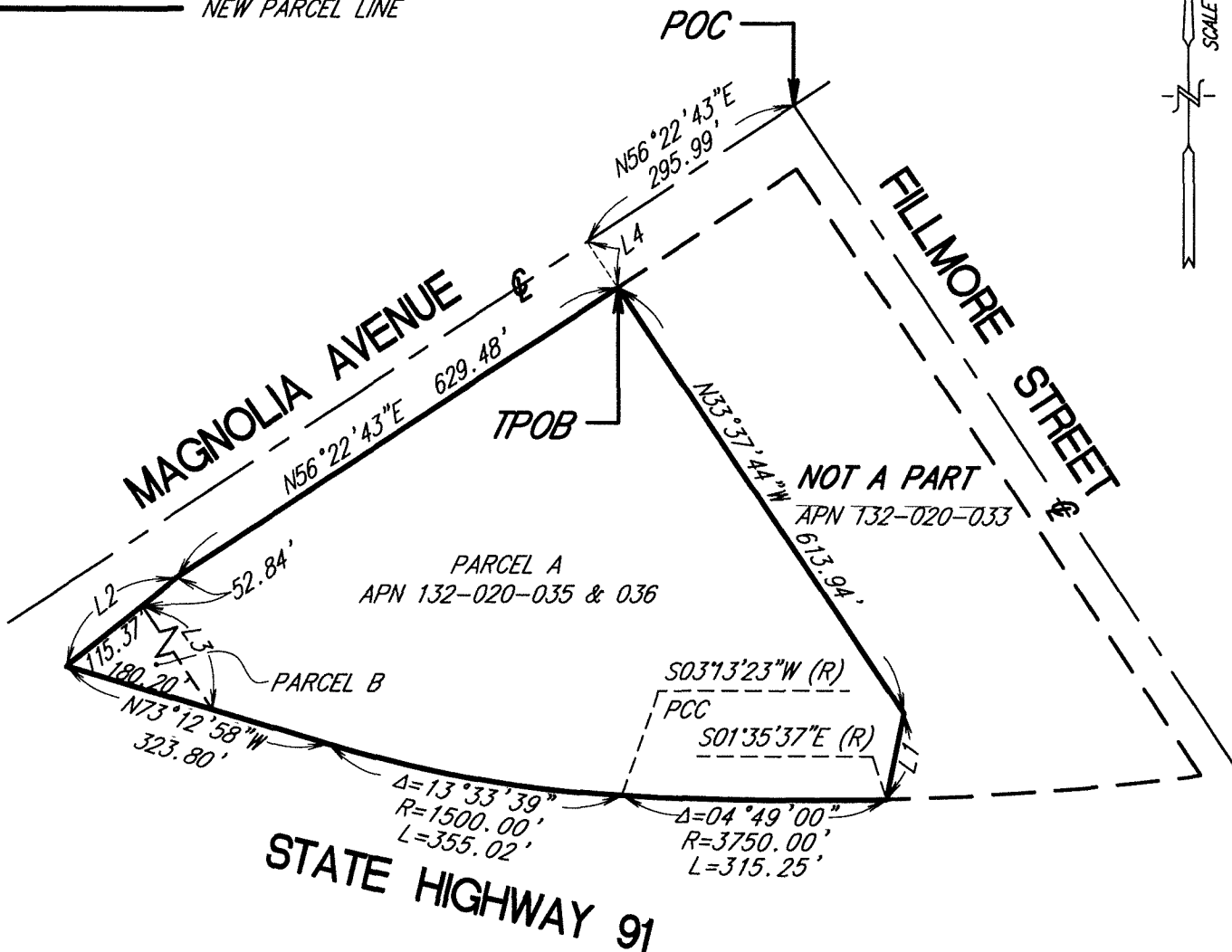
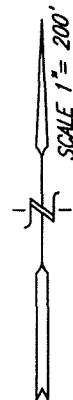
EXHIBIT - MAP

LOT CONSOLIDATION NO. P07-0470

SHEET 1 OF 1 SHEET

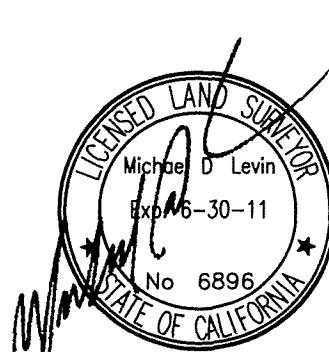
LEGEND

- STREET CENTERLINE
- RIGHT-OF-WAY
- OLD PARCEL LINE
- NEW PARCEL LINE



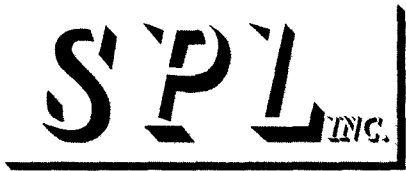
LINE TABLE

| NO. | BEARING | LENGTH |
|-----|-----------------------|---------|
| L1 | $N11^{\circ}17'16''E$ | 105.22' |
| L2 | $N50^{\circ}47'42''E$ | 168.21' |
| L3 | $N33^{\circ}37'56''W$ | 150.10' |
| L4 | $N33^{\circ}37'17''W$ | 66.00' |



79.5

LL-P07-0470



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 : Francisca Andrade

Notary Identification Number : 1742005

Vender Identification Number : SECI

County Where Bond Is Filed : Riverside

Date Commission Exp : 5-6-2011

Place of Execution : Riverside

DATE: 10-23-09

SPL, Inc. as agent
[Signature]
 Signature

State of California)
 County of _____)
 On _____ before me, _____ personally appeared, _____
 who proved to me 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. I certify under penalty of perjury under the
 laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution : _____
 SPL, Inc. as agent

DATE: _____ / _____ / _____

 Signature