

Recording requested by:

DOC # 2003-300562

04/29/2003 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: **5900 Sycamore Canyon Blvd.**
APN 263-030-036,042,045,046,050 & 053

LL-014-023

TRA 009

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: **McCallan Properties, 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 **parcels** 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

GERALD J. JAMRISKA, AICP
INTERIM PLANNING DIRECTOR

By: Craig Aaron 1-15-03
PRINCIPAL PLANNER DATE

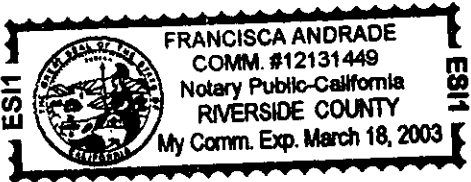
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On Jan. 15, 2003, 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

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:

Mail to: Raceway Ford
5900 Sycamore Canyon Blvd.
Riverside, Ca. 92507

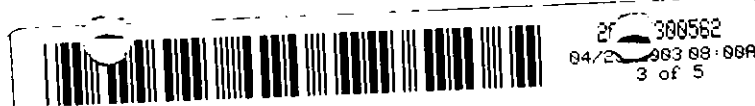


EXHIBIT "A"

Those portions of Parcels 1, 2 and 3 of Parcel Map 20166, as shown by map on file in Book 131 of Parcel Maps at pages 11 and 12 thereof, Records of Riverside County, California, **together with** that portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, **also together** with that portion of Box Springs Boulevard (vacated), said portions being described as follows:

COMMENCING at the most westerly corner of said Parcel 2;

Thence North 89° 55' 58" East along the north line of said Parcel 2, a distance of 101.54 to the **TRUE POINT OF BEGINNING**;

Thence continuing North 89° 55' 58" East along said north line, a distance of 41.06 feet;

Thence South 60° 04' 24" East, a distance of 511.28 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 855.37 feet, the radial line from said point bears South 75° 56' 01" West;

Thence southerly along said curve, to the right, through a central angle of 14° 00' 21", an arc distance of 209.09 feet;

Thence South 00° 03' 38" East tangent to said curve, a distance of 100.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 1246.28 feet;

Thence southerly along said curve, to the left, through a central angle of 05° 00' 00", an arc distance of 108.76 feet to the beginning of a compound curve, concave to the east, having a radius of 673.69 feet, the radial line from said point bears North 84° 56' 22" East;

Thence southerly and southeasterly along said curve, to the left, through a central angle of 19° 06' 29", an arc distance of 224.68 feet;

Thence South 65° 49' 53" West radial to said curve, a distance of 142.07 feet;

Thence South 22° 58' 40" West, a distance of 174.93 feet;

Thence South 77° 09' 30" West, a distance of 215.11 feet to a point on the northeasterly line of the parcel of land conveyed to City of Riverside by Grant Deed recorded April 15, 1994, and re-recorded June 10, 1994 as Instrument No. 238692, both Official Records of Riverside County, California;

Thence North 12° 50' 31" West along said northeasterly line, a distance of 349.84 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 852.00 feet;

Thence northerly and northwesterly along said northeasterly line and along the northeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded July 7, 1994, as Instrument No. 273439, Official Records of Riverside County, California and along said curve, to the left, through a central angle of 31° 43' 21", an arc distance of 471.72 feet to a point on the easterly line;

Thence North 44° 33' 42" West along said northeasterly line, a distance of 99.05 feet;

Thence North 45° 36' 54" East, a distance of 90.78 feet;

Thence North 27° 47' 11" East, a distance of 305.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 11.52 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

10/21/02
Date



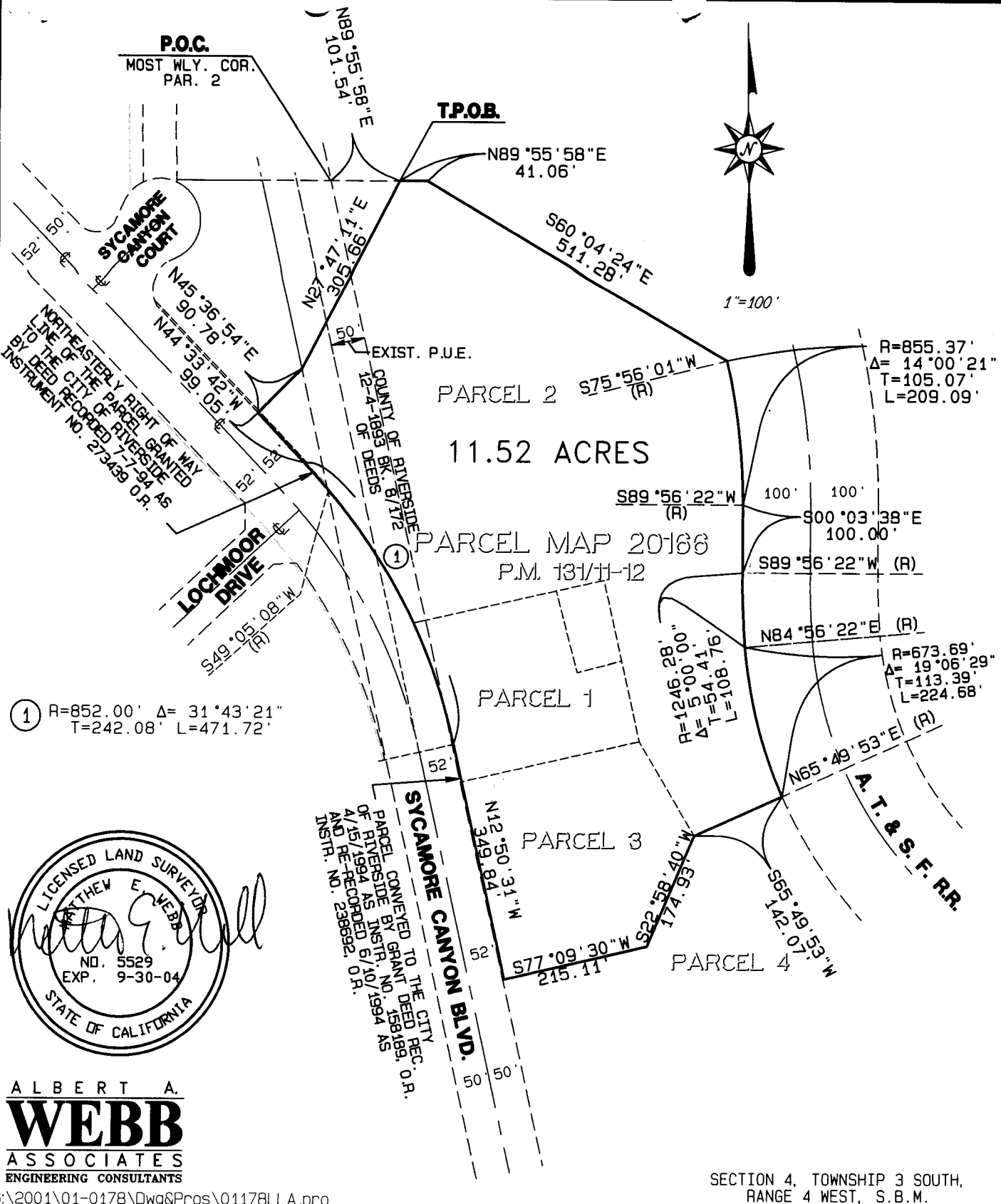
Prepared by: [Signature]
Checked by: [Signature]

DESCRIPTION APPROVAL 10/23/02
Walter R. Ince
for SURVEYOR, CITY OF RIVERSIDE

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① R=852.00' Δ= 31°43'21"
T=242.08' L=471.72'



ALBERT A. **WEBB**
ASSOCIATES
ENGINEERING CONSULTANTS

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SECTION 4, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN		SHEET <u>1</u> OF <u>1</u>	W.O. 01-0178
SCALE: 1" = <u>200'</u>	DRWN BY <u>AWB</u> CHKD BY <u>AWB</u>	DATE <u>10/21/02</u> DATE <u>10/21/02</u>	SUBJECT: LOT LINE CONSOLIDATION

LL-014-023-5