

Recording requested by:

DOC # 1999-315109

07/14/1999 08:00A Fee:18.00

Page 1 of 5

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					2				18
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: **LL-020-989**
Central / Chapala
A.P.N. 254-080-007 & 008

LL - 020-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SUNRISE RIVERSIDE ASSISTED LIVING, L.P.**

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 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.

EXHIBIT A

ALL THAT PORTION OF LOTS 1 AND 3 OF MARTIN AND ORMAND TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 84 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE CENTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE N89°59'35"W, ALONG THE SOUTHERLY LINES OF SAID LOT 1 AND SAID LOT 3, ALSO BEING ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 881.80 FEET, TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AS PARCEL 1 PER DEED RECORDED 26 JANUARY 1956 IN BOOK 1853 PAGE 63 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N9°38'57"E, A DISTANCE OF 362.95 FEET (PREVIOUSLY RECORDED AS N9°11'30"E, A DISTANCE OF 363.00 FEET);

THENCE N68°58'02"W, A DISTANCE OF 344.76 FEET (PREVIOUSLY RECORDED AS N69°12'W, A DISTANCE OF 343.61 FEET), TO A POINT ON THE WESTERLY LINE OF SAID LOT 3 OF MARTIN AND ORMAND TRACT, THE LAST TWO (2) COURSES FOLLOWING ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL OF LAND CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT;

THENCE N0°15'27"E, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 171.67 FEET, TO THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE PER DEED RECORDED 28 AUGUST 1998 AS INSTRUMENT NO. 365402, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1455.00 FEET, A RADIAL LINE TO SAID POINT BEARS S01°42'41"W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°40'41", AN ARC DISTANCE OF 118.80 FEET;

THENCE N87°02'00"E, A DISTANCE OF 227.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1345.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°35'14", AN ARC DISTANCE OF 436.33 FEET;

THENCE S74°22'46"E, A DISTANCE OF 336.27 FEET;

THENCE S32°05'23"E, A DISTANCE OF 25.99 FEET;



THENCE S00°22'46"E, A DISTANCE OF 209.54 FEET;

THENCE S76°39'55"E, A DISTANCE OF 23.68 FEET, TO A POINT ON THE
EASTERLY LINE OF SAID LOT 1 OF MARTIN AND ORMAND TRACT, SAID POINT
ALSO LYING THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 31, THE LAST SEVEN (7) COURSES
FOLLOWING ALONG THE SOUTHERLY AND SOUTHWESTERLY LINES OF SAID
PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE;

THENCE S0°22'46"W, A DISTANCE OF 209.96 FEET, TO THE POINT OF
BEGINNING.

PARCEL CONTAINS 13.47 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 7/1/99
Walter R. Inya by
for SURVEYOR, CITY OF RIVERSIDE



6/4/99



ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 7-2-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On July 7, 1999, before me Francisca Andrade
(date) (name)

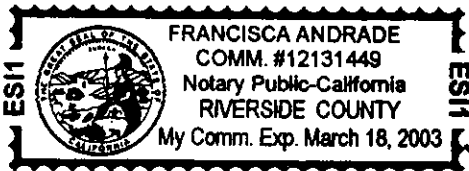
a Notary Public in and for said State, personally appeared

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

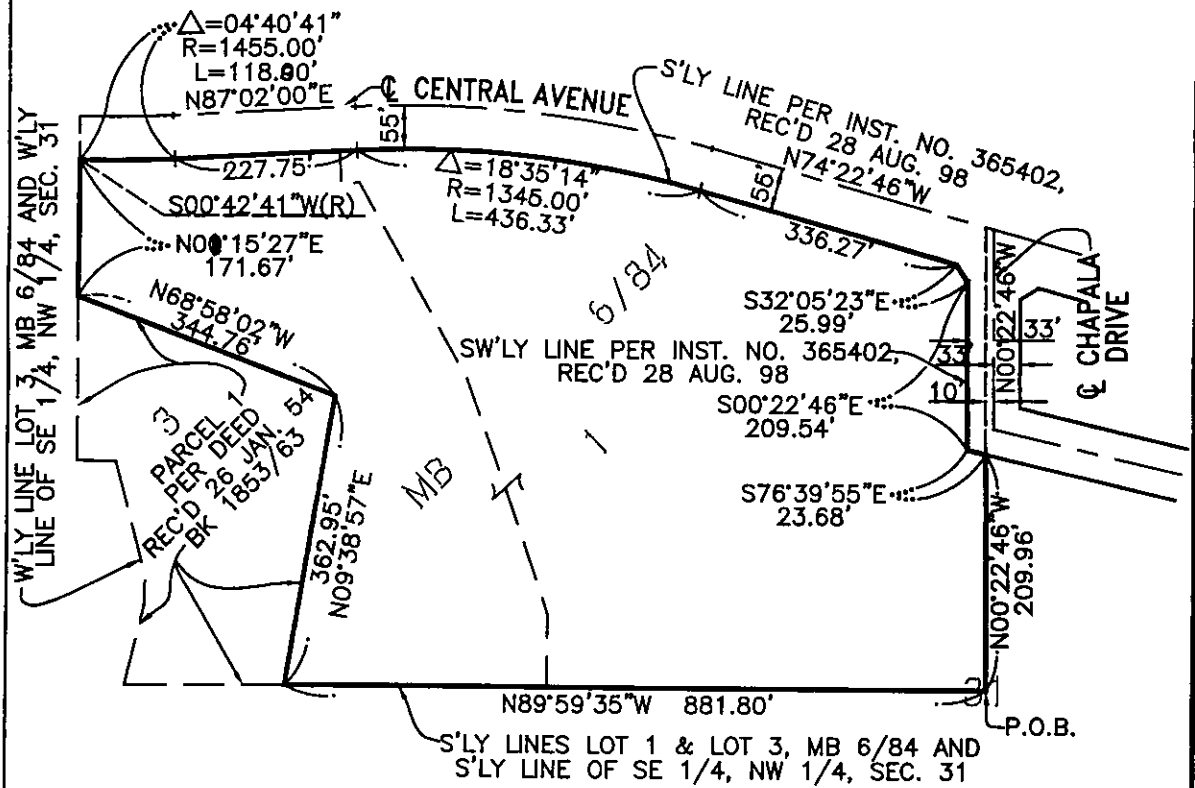
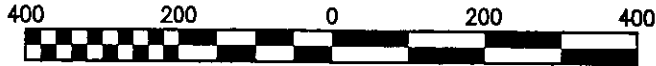
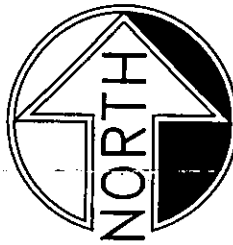
- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other _____
- () Partner(s)
 - () General
 - () Limited

The party(ies) executing this document is/are representing:

Mail to: Sunrise Riverside Aassisted Living L.P.
c/o Gabel, Cook & Becklund
125 W. La Cadena Dr., Suite A
Riverside, Ca. 92501



1999-315109
07/14/1999 08:00R
2 of 5



1999-315189
67/14/1999 08:00A
5 of 5



CITY OF RIVERSIDE, CALIFORNIA

SCALE 1" = 200'	PREPARED BY <i>Grant Warren Register</i>	DATE 6/1/99	PROJECT CU-030-978
PARCEL MERGER - PORTION OF LOTS 1 AND 3, MB 6/84 LYING IN SE 1/4 OF NW 1/4 OF SEC. 31, T.2S., R.4W., S.B.B.&M.			56-142
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.			SHEET 1 OF 1

LL-020-989