

Recording requested by:

**DOC # 2000-302909**

08/04/2000 08:00A Fee:NC

Page 1 of 6

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: **LL-039-989**  
**A.P.N. 252-330-003 & 004**  
**252-320-042, 043 & 044**

**LL - 039 - 989**

**C**  
**LC**

**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**  
**FOR LOT LINE ADJUSTMENT**

Property Owner(s): **BEREN, a 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 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

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 8-3-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Riverside } ss

On August 3, 2000, before me Francisca Andrade  
(date) (name)

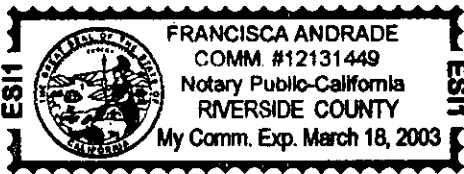
a Notary Public in and for said State, personally appeared

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.

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other



- ( ) Partner(s)
- ( ) General
- ( ) Limited

WITNESS my hand and official seal.

Francisca Andrade  
(signature)

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





April 14, 1999

W.O. 1033-001

**EXHIBIT "A"**

**LOT LINE ADJUSTMENT No. LL-039-989**

Tract 25486-4 and Tract 25486 -- Bergum Construction

**PARCEL "A"**

Lot 3 of Tract 25486-4 as shown by map on file in Book 272 of Maps at Pages 60 through 63 thereof, Records of Riverside County, California.

**TOGETHER WITH** that portion of Lot 4 of said Tract 25486-4, described as follows:

Beginning at the most Northerly corner of said Lot 4, also being the Southwest corner of said Lot 3;

Thence S.52°25'18"E. along the Northeasterly line of said Lot 4, also being the Southwesterly line of said Lot 3, a distance of 340.00 feet to the Northeast corner of said Lot 4, also being the Most Southerly corner of said Lot 3;

Thence S.37°27'03"W. along the Easterly line of said Lot 4, a distance of 25.00 feet to a line parallel with and 25.00 feet Southwesterly, measured at right angles from the Northeasterly line of said Lot 4, also being the Southwesterly line of said Lot 3;

Thence N.52°25'18"W. along said parallel line, a distance of 314.09 feet;

Thence N.08°30'29"W., a distance of 36.05 feet to the point of beginning.

The above described parcel of land contains 1.378 acres, more or less.

**PARCEL "B"**

Lot 4 of Tract 25486-4 as shown by map on file in Book 272 of Maps at Pages 60 through 63 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** that portion described as follows:

Beginning at the most Northerly corner of said Lot 4, also being the Southwest corner of Lot 3 of said Tract 25486-4;

Thence S.52°25'18"E. along the Northeasterly line of said Lot 4, also being the Southwesterly line of said Lot 3, a distance of 340.00 feet to the Northeast corner of said Lot 4, also being the Most Southerly corner of said Lot 3;

Thence S.37°27'03"W. along the Easterly line of said Lot 4, a distance of 25.00 feet to a line parallel with and 25.00 feet Southwesterly, measured at right angles from the Northeasterly line of said Lot 4, also being the Southwesterly line of said Lot 3;

Thence N.52°25'18"W. along said parallel line, a distance of 314.09 feet;

Thence N.08°30'29"W., a distance of 36.05 feet to the point of beginning.

The above described parcel of land contains 2.871 acres, more or less.



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**PARCEL "C"**

Lot 8 of Tract 25486 as shown by map on file in Book 273 of Maps at Pages 52 through 55 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** the Northeasterly 20.00 feet of said Lot 8.

The above described parcel of land contains 1.518 acres, more or less.

**PARCEL "D"**

Lot 9 of Tract 25486 as shown by map on file in Book 273 of Maps at Pages 52 through 55 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** the Northeasterly 38.00 feet of said Lot 9.

**TOGETHER WITH** the Northeasterly 20.00 feet of Lot 8 of said Tract 25486.

The above described parcel of land contains 0.975 acres, more or less.

**PARCEL "E"**

Lot 10 of Tract 25486 as shown by map on file in Book 273 of Maps at Pages 52 through 55 thereof, Records of Riverside County, California.

**TOGETHER WITH** the Northeasterly 38.00 feet of Lot 9 of said Tract 25486.

The above described parcel of land contains 1.044 acres, more or less.



**CANTY ENGINEERING GROUP, INC.**  
Prepared under the supervision of:

*John W. Canty*  
John W. Canty R.C.E. 17550

July 28, 2000  
Date

DESCRIPTION APPROVAL 8/1/00  
Walter R. Ince by \_\_\_\_\_  
for SURVEYOR, CITY OF RIVERSIDE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
**LOT LINE ADJUSTMENT NO. LL-039-989**

SHEET 1 OF 2 SHEETS

LOTS 3 AND 4 OF TRACT 25486-4 M.B.272/60-63

MARCH 1999

SCALE: 1"=100'

ASSESSOR'S PARCEL NO.

252-020-033

NEW A.P.N. 252-330-003 & 004

**CANTY ENGINEERING GROUP, INC.**

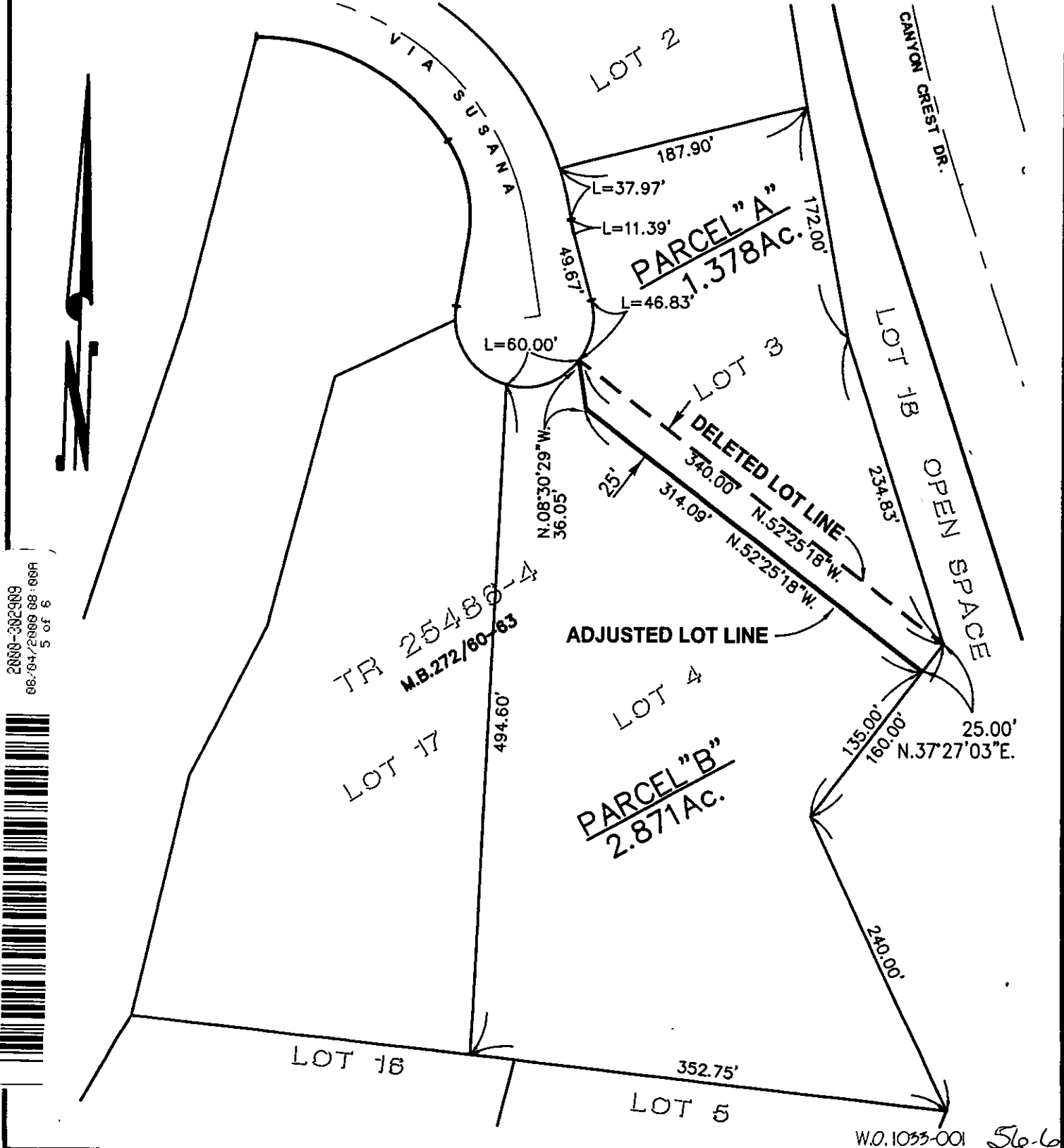
2020 IOWA AVENUE, SUITE 102

RIVERSIDE, CA 92507

OWNER:

BEREN

14455 PARK AVENUE, SUITE B  
 VICTORVILLE, CA 92392



2888-382989  
 88-847-2888 88-888  
 5 of 6



TR 25486-4  
 M.B.272/60-63

W.O.1033-001 56-6

LL-039-989

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
**LOT LINE ADJUSTMENT NO. LL-039-989**

SHEET 2 OF 2 SHEETS

LOTS 8, 9 AND 10 OF TRACT 25486 M.B.273/52-55

MARCH 1999

SCALE: 1"=100'

**CANTY ENGINEERING GROUP, INC.**

2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

**ASSESSOR'S PARCEL NO.**

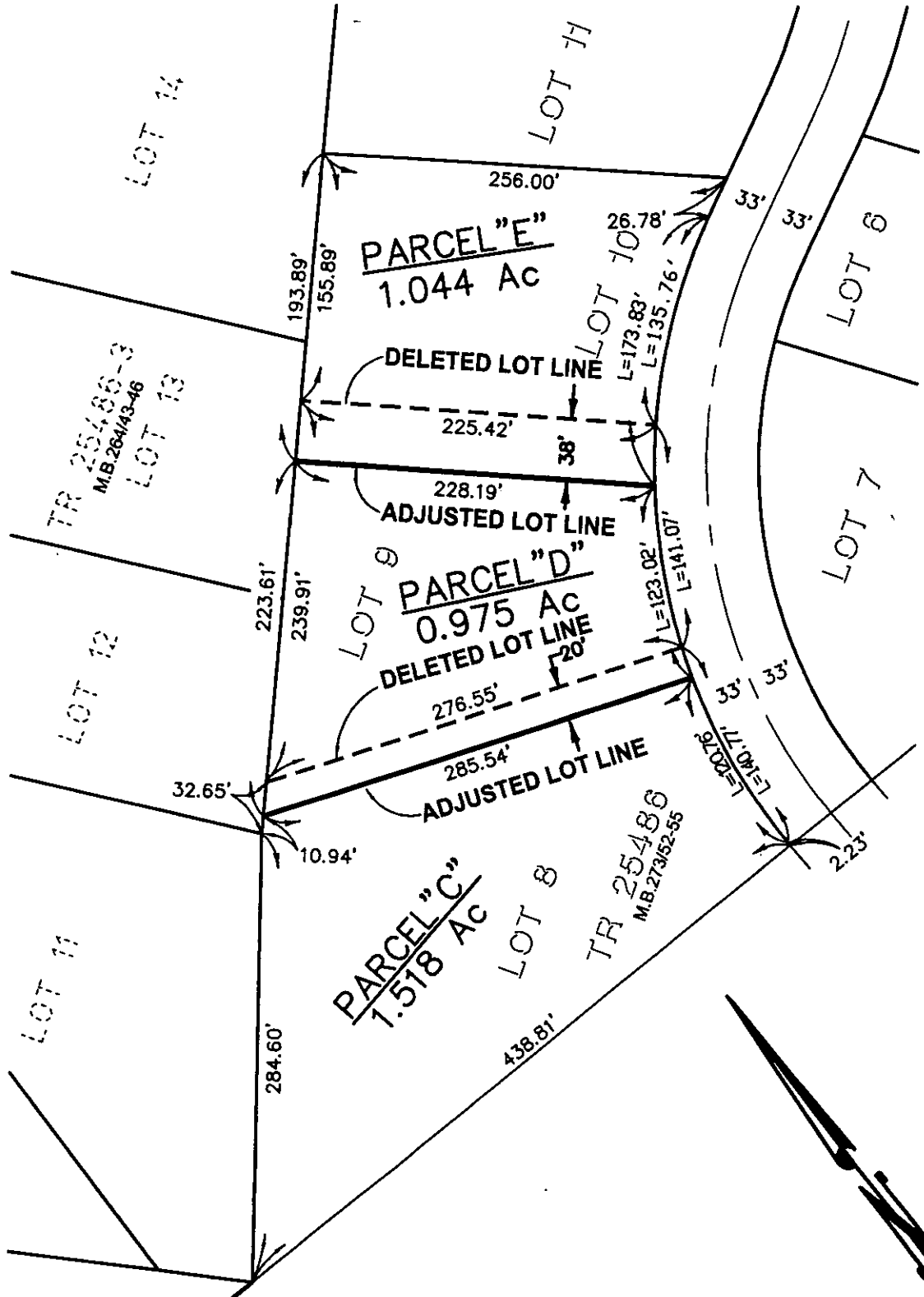
252-020-044

NEW A.P.N. 252-320-042, 043 & 044

**OWNER:**

BEREN

14455 PARK AVENUE, SUITE B  
VICTORVILLE, CA 92392



2006-082989  
68/04/2009 08:08A  
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LL-039-989