

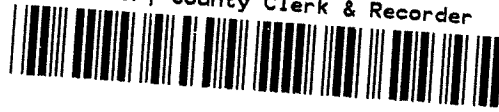
Recording requested by:

DOC # 2009-0396718

07/30/2009 08:00A Fee:27.00
Page 1 of 7

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

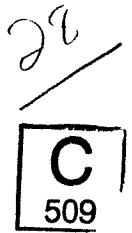


DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 509



FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

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

Project: P03-0513
La Sierra Ave. & Pierce St.
A.P.N. 146-220-029 & 031

LL - P03-0513

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **WESTERN MANAGEMENT COMPANY, a California General 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 2 (two) 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: 
Dirk A. Jenkins, Principal Planner

4/19/09
Date

State of California

County of Riverside } ss

On June 12, 2009, 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.

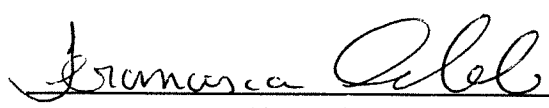

Notary Signature



EXHIBIT "A"LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A"

THAT PORTION OF LOTS 11, 12, AND 13 OF LA SIERRA ACADEMY TRACT No. 1, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 2, AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 55 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LA SIERRA AVENUE (FORMERLY HOLDEN AVENUE) AS SHOWN ON MAP OF LA SIERRA ACADEMY TRACT No. 1; THENCE NORTH 30°51'40" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 774.09 FEET, MORE OR LESS, TO A POINT THEREIN, DISTANT SOUTH 30°51'40" EAST, 276.03 FEET FROM THE MOST NORTHERLY CORNER OF LOT 16 OF SAID LA SIERRA ACADEMY TRACT No. 1 TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE AT A RIGHT ANGLE, SOUTH 59°08'20" WEST, 130.00 FEET;
THENCE AT A RIGHT ANGLE, NORTH 30°51'40" WEST, 119.36 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10.00 FEET OF LOT 13 OF SAID LA SIERRA ACADEMY TRACT No. 1, SAID POINT ALSO BEING IN THE SOUTHEASTERLY LINE OF PARCEL 1 CONVEYED TO JAMES G. BURKETTE, ET UX, BY DEED RECORDED JANUARY 8, 1982 AS INSTRUMENT No. 4273, OF OFFICIAL RECORDS;

THENCE NORTH 60°36'25" EAST ALONG SAID SOUTHEASTERLY LINES, 56.06 FEET TO THE MOST WESTERLY CORNER OF PARCEL 2 CONVEYED TO JAMES G. BURKETTE, ET UX, BY SAID DEED;

THENCE SOUTH 29°23'35" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 1.96 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 59°06'30" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 74.01 FEET TO THE MOST EASTERLY CORNER THEREOF, SAID POINT BEING IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF LA SIERRA AVENUE (FORMERLY HOLDEN AVENUE);

THENCE SOUTH 30°51'40" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 116.00 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL "A" CONTAINS APPROXIMATELY 13,146 SQUARE FEET.



PARCEL "B"

THAT PORTION OF LOTS 3, 5 AND 7 IN BLOCK 57 OF LA SIERRA HEIGHTS TRACT No. 2, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND LOTS 2 THROUGH 11, INCLUSIVE AND PORTIONS OF LOTS 1, 12 AND 13 OF LA SIERRA ACADEMY TRACT No. 1, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 73, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 2 AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 55, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LA SIERRA AVENUE (FORMERLY HOLDEN AVENUE) AS SHOWN ON SAID MAPS OF LA SIERRA HEIGHTS TRACT No. 2 AND LA SIERRA ACADEMY TRACT No. 1; THENCE NORTH 30°51'40" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 6.40 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING NORTH 30°51'40" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 151.00 FEET;

THENCE AT A RIGHT ANGLE SOUTH 59°08'20" WEST, 100.00 FEET;

THENCE AT A RIGHT ANGLE NORTH 30°51'40" WEST, 105.00 FEET;

THENCE AT A RIGHT ANGLE NORTH 59°08'20" EAST, 100 FEET TO A POINT IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF LA SIERRA AVENUE;

THENCE NORTH 30°51'40" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 511.69 FEET, MORE OR LESS, TO A POINT THEREIN, DISTANT SOUTH 30°51'40" EAST, 276.03 FEET FROM THE MOST NORTHERLY CORNER OF LOT 16 OF SAID LA SIERRA ACADEMY TRACT No. 1;

THENCE AT A RIGHT ANGLE, SOUTH 59°08'20" WEST, 130.00 FEET;

THENCE AT A RIGHT ANGLE, NORTH 30°51'40" WEST 119.36 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10.00 FEET OF LOT 13 OF SAID LA SIERRA ACADEMY TRACT No. 1, SAID POINT ALSO BEING IN THE

SOUTHEASTERLY LINE OF PARCEL 1 CONVEYED TO JAMES G. BURKETTE ET UX, DEED RECORDED JANUARY 8, 1982 AS INSTRUMENT No. 4273, OFFICIAL RECORDS;

THENCE SOUTH 60°36'25" WEST ALONG SAID SOUTHEASTERLY LINE OF PARCEL 1, A DISTANCE OF 120.04 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 30°51'40" WEST, 10.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE SOUTH 60°36'25" WEST AND PARALLEL WITH THE NORTHWESTERLY LINE OF LOT 7, BLOCK 57 OF SAID LA SIERRA HEIGHTS, TRACT No. 2, A DISTANCE OF 49.97 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT SOUTH 60°36'25" WEST 300.05 FEET FROM SAID SOUTHWESTERLY RIGHT OF WAY LINE OF LA SIERRA AVENUE;

THENCE NORTH 30°51'40" WEST AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE 119.99 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 30.00 FEET SOUTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM



SAID NORTHWESTERLY LINE OF LOT 7, BLOCK 57 OF LA SIERRA HEIGHTS TRACT No. 2;

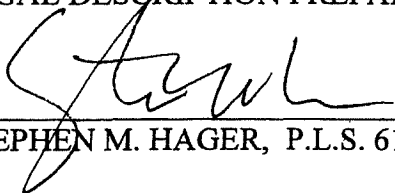
THENCE, ALONG SAID PARALLEL LINE, SOUTH 60°36'25" WEST 14.99 FEET TO A POINT IN THE NORTHEASTERLY LINE OF PARCEL 1 CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 13, 1965 AS INSTRUMENT No. 47647, OFFICIAL RECORDS;

THENCE, SOUTH 30°51'40" EAST ALONG SAID NORTHEASTERLY LINE 941.78 FEET; THENCE AT A RIGHT ANGLE, NORTH 59°08'20" EAST, 45.00 FEET; THENCE, AT A RIGHT ANGLE, SOUTH 30°51'40" EAST, 80.00 FEET THENCE AT A RIGHT ANGLE, NORTH 59°08'20" EAST, 269.94 FEET TO THE TRUE POINT OF BEGINNING.


PARCEL "B" CONTAINS APPROXIMATELY 252,637 SQUARE FEET.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

LEGAL DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

 3-9-03
STEPHEN M. HAGER, P.L.S. 6161



DESCRIPTION APPROVAL
BY:  DATE 10/22/03
FOR: MARK S. BROWN
CITY SURVEYOR



2009-0396718
07/30, 2009 02 00A
5 of 7

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.

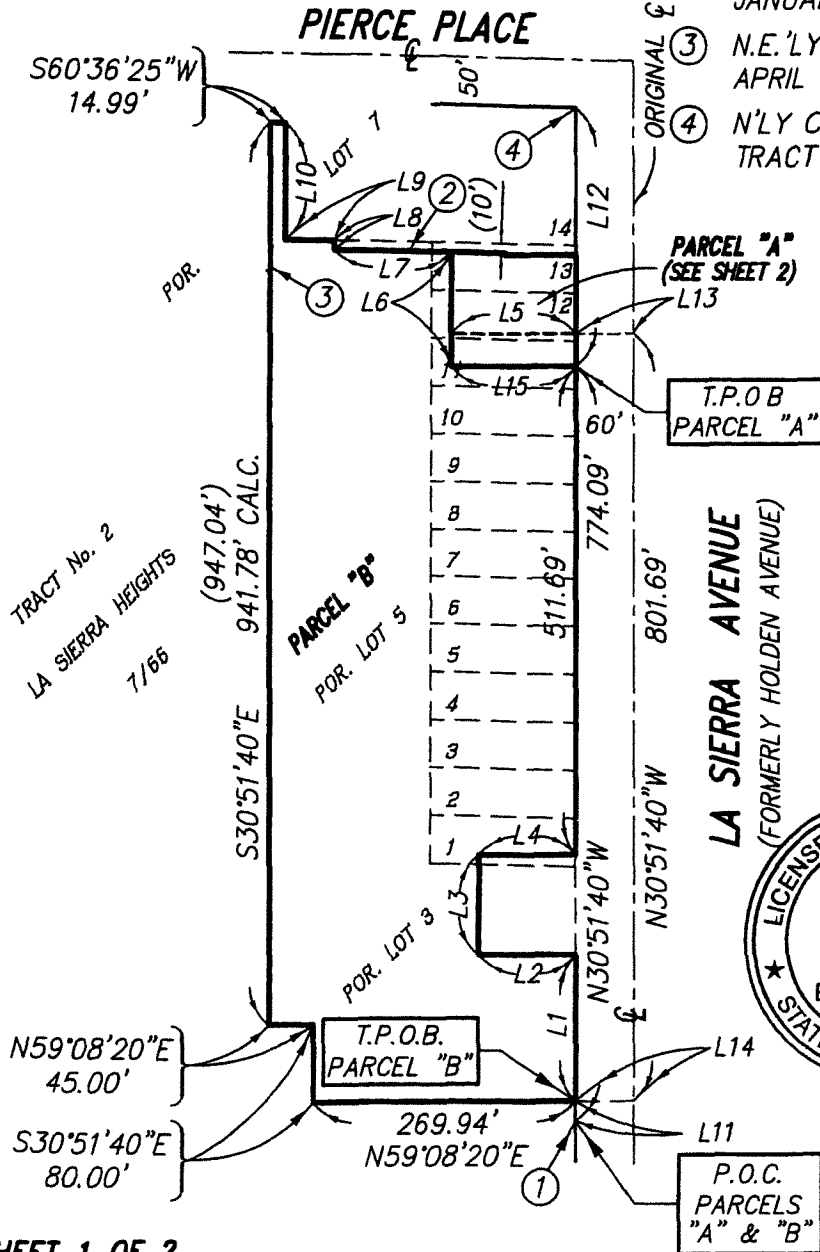
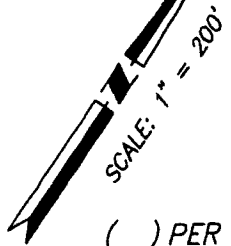
CITY OF RIVERSIDE

PORTIONS OF LOTS 11, 12 AND 13 OF LA SIERRA ACADEMY TRACT No. 1 AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 73 OF MAPS.

APN 146-220-29 AND 31

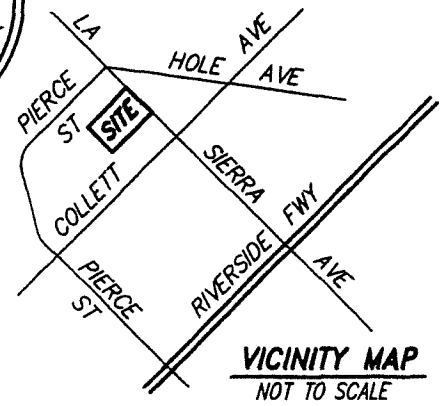
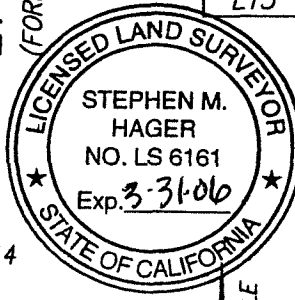
() PER TITLE REPORT DATED 3-28-03 ORDER No. 2332813.

- ① N'LY CORNER PARCEL 2, BOOK 18 PAGE 55 OF PARCEL MAPS.
- ② S.E'LY LINE OF PARCEL 1 OF DEED RECORDED JANUARY 8, 1982 AS INSTRUMENT No. 4273, O.R.
- ③ N.E'LY LINE OF PARCEL 1 OF DEED RECORDED APRIL 13, 1965 AS INSTRUMENT No. 47647, O.R.
- ④ N'LY CORNER OF LOT 16 OF LA SIERRA ACADEMY TRACT No. 1, BOOK 13, PAGE 73 OF PARCEL MAPS.



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N30°51'40"W	151.00'
L2	S59°08'20"W	100.00'
L3	N30°51'40"W	105.00'
L4	N59°08'20"E	100.00'
L5	S59°08'20"W	130.00'
L6	N30°51'40"W	119.36'
L7	S60°36'25"W	120.04'
L8	N30°51'40"W	10.00'
L9	S60°36'25"W	49.97'
L10	N30°51'40"W	119.99'
L11	N30°51'40"W	6.40'
L12	N30°51'40"W	276.03'
L13	N59°08'20"E	60.00'
L14	N59°08'20"E	60.00'
L15	N59°08'20"E	130.00'



SHEET 1 OF 2
 APPROVED BY: _____
 DATE: _____

NOTE:
 SEE SHEET 2 FOR DETAIL OF PARCEL "A"

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 265 S. Anita Drive, Suite 111, Orange, (714) 935-0265

LOT LINE ADJUSTMENT IN THE CITY OF RIVERSIDE			
DRAWN: CL	CHKD: SMH	DIS MAP	R/W No. _____
DATE: 5-9-03	DATE: 5-9-03		

2009-0306718
 07/30/2009 08:08:08
 05/09/2003 01:29:27 PM PDT
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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.

CITY OF RIVERSIDE

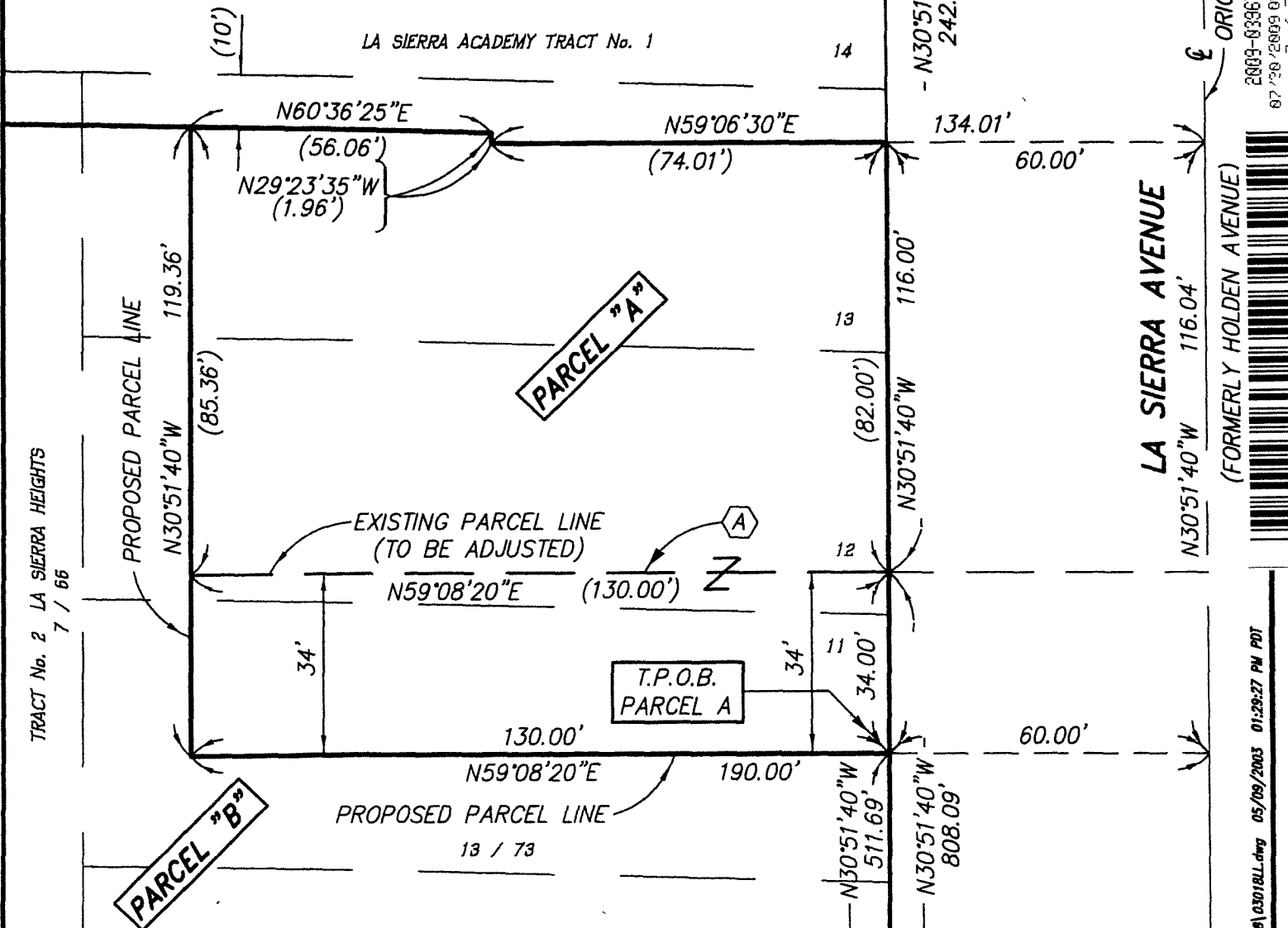
PORTIONS OF LOTS 11, 12 AND 13 OF LA SIERRA ACADEMY TRACT No. 1 AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 73 OF MAPS.

APN 146-220-29 AND 31

SCALE: 1" = 30'

RECORD DATA NOTE:

DATA SHOWN HEREON IS RECORD PER LEGAL DESCRIPTION AS DESCRIBED BY TITLE REPORT DATED MARCH 28, 2003 BY NEW CENTURY TITLE COMPANY, ORDER No. 2332813.



SHEET 2 OF 2

APPROVED BY: _____ DATE: _____

(A) S'LY LINE OF THAT LAND DESCRIBED BY EXHIBIT "A" BY TITLE REPORT DATED MARCH 28, 2003 BY NEW CENTURY TITLE COMPANY IN ORDER No. 2332813.

C:\P\5003018\03018LL.dwg 05/09/2003 01:29:27 PM PDT

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 285 S. Anita Drive, Suite 111, Orange, (714) 935-0285

LOT LINE ADJUSTMENT - DETAIL PARCEL "A"			
IN THE CITY OF RIVERSIDE			
DRAWN: CL	CHKD: SMH	DIS MAP	R/W No _____
DATE: 5-9-03	DATE: 5-9-03		

11-PA3-A<12