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DOC # 2007-0477510  
07/24/2007 08:00A Fee: 19.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

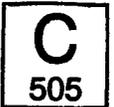


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Project: P06-0577  
Sycamore Canyon Blvd. & Sierra Ridge Dr.  
A.P.N. 263-280-026, 27 & 56

LL P06-0577



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SYCCANYONS & SIERRA DCT/PDC, LLC, a Delaware 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 two (2) 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"

Lot Line Adjustment No. 06-0577

## ADJUSTED PARCELS

### PARCEL A

Being a Portion of Parcel 15, and Parcel 17, together with all of Parcel 16 of Parcel Map No. 24535 in the City of Riverside County of Riverside, State of California recorded in book 162, pages 84 through 90 of Parcel Maps, records of said County, being more particularly described as follows:

**BEGINNING** at the Northeast corner of Remainder Parcel "B" of Parcel Map No. 31139-1, as shown by Map on file in book 210, pages 7 through 11 of Parcel Maps, Records of said Riverside County, said corner, being on the westerly line of Sycamore Canyon Boulevard, said westerly line being a line parallel with and 53.00 feet westerly of the centerline of said Sycamore Canyon Boulevard, as shown on Parcel Map No. 31139-1;

**Thence** South 00°26'52" East, a distance of 738.17 feet along the westerly line of said Sycamore Canyon Boulevard;

**Thence** leaving said westerly line South 89°20'44" West, a distance of 53.22 feet;

**Thence** North 00°39'16" West, a distance of 139.50 feet;

**Thence** South 89°20'44" West, a distance of 1231.61 feet to a point on the westerly line of said Parcel 17, said point lying distant thereon North 00°14'56" West 227.96 feet from the southwesterly corner of said Parcel 17;

**Thence** North 00°14'56" West, a distance of 581.68 feet along said westerly line of Parcel 17 and along the westerly line of said Parcels 15 and 16 to the southerly line of Parcel 1 of said Parcel Map No. 31139-1;

**Thence** along the following three (3) courses of the southerly lines of said Parcel Map No. 31139-1;

**Thence** North 89°20'44" East, a distance of 1062.18 feet;

**Thence** North 00°39'16" West, a distance of 17.00 feet;

**Thence** North 89°20'44" East, a distance of 221.19 feet, to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion lying easterly of a line that is parallel with and distant 55.00 feet westerly, as measured at right angles, from said centerline of Sycamore Canyon Boulevard.

The above described parcel of land contains 17.37 acres, more or less.

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# EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. 06-0577

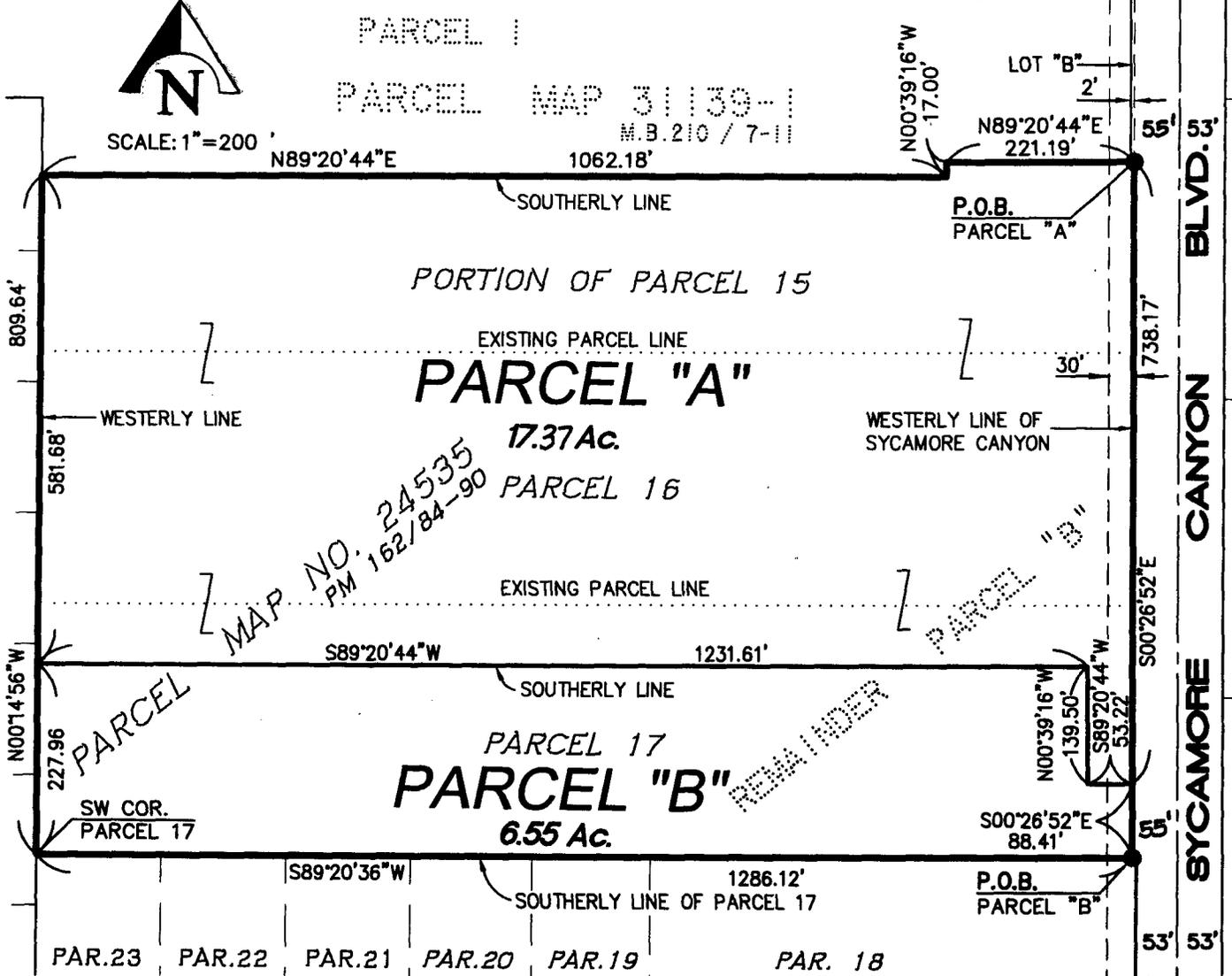
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.



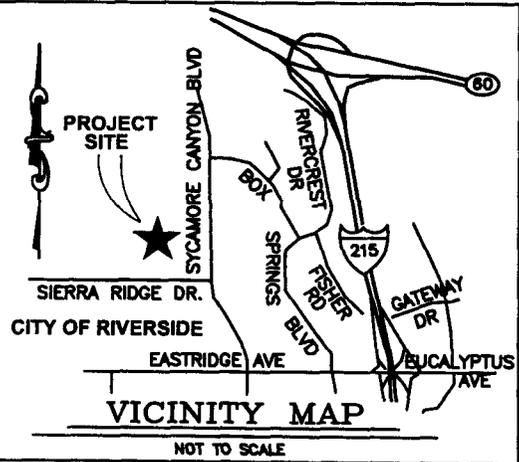
SCALE: 1" = 200'

PARCEL 1

PARCEL MAP 31139-1  
M.B. 210 / 7-11



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07/24/2007 08:06H  
5 of 5



### LEGEND

- PARCEL BOUNDARY
- EXISTING LOT LINE
- P.O.B. INDICATE POINT OF BEGINNING

Prepared Under The Supervision Of:  
**KCT Consultants, Inc.**  
*Eric S. Cantrell*  
 Eric S. Cantrell, PLS 7163  
 Date: 4/27/07



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 e-mail: kctinfo@kctconsultants.com

SCALE: 1" = 200'	58/7+8 73/1+2
SECTION 4. TOWNSHIP 3 SOUTH, RANGE 4 WEST	
DATE EXHIBIT PREPARED: 4-26-2007	SHEET 1 OF 1

LL-P06-0577