

Recording requested by:

DOC # 2011-0425178

09/26/2011 11:12A Fee:NC

Page 1 of 4

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
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						7
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
Covette						T:	CTY	UNI	S17

FOR RECORDER'S OFFICE USE ONLY

Project: P11-0162
APN: 211-183-020, 021 & 025
Address: 1745 University Ave.

LL-P11-0162
PARCEL A



NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR PARCEL MERGER

Property Owner: **CHICAGO-UNIVERSITY GROUP, LLC,**
a California limited liability company

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 Parcel Merger is hereby issued creating the **ONE (1)** parcel 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 complies 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:  7/22/11
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

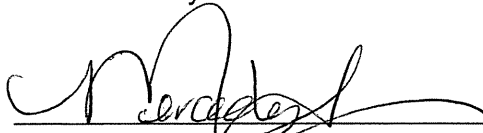
County of Riverside } ss

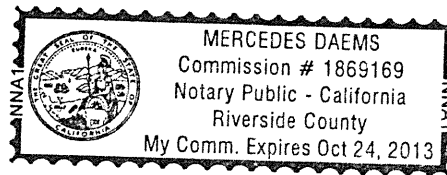
On July 22, 11, before me, MERCEDES DAEMS, Notary Public
notary public, personally appeared, Dirk Jenkins

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



2011-0425178
09/26/2011 11:12A
2 of 4

Exhibit A
Parcel A
Legal Description

Those portions of Lots 48 Through 53, inclusive of the Alta Mesa Tract, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 7, page 30 of Maps, Records of said County, described as follows;

Commencing at the Northwesterly corner of said Lot 48;

Thence South 00°07'55" West along the Westerly line of said Lot 48, a distance of 5.00 feet to the **True Point of Beginning**;

Thence continuing along said Westerly line South 00°07'55" West, a distance of 149.57 feet to a line parallel with and 50.00 feet Northerly of the centerline of University Avenue (formerly Eight Street) as shown on said Alta Mesa Tract;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 49;

Thence along said Easterly line of Lot 49, North 00°09'12" East, a distance of 4.00 feet to a line parallel and 54.00 feet Northerly of said centerline of University Avenue;

Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 51;

Thence along said Easterly line of Lot 51, North 00°10'29" East, a distance of 0.50 feet to a line parallel and 54.50 feet Northerly of said centerline of University Avenue;

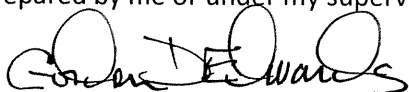
Thence along said parallel line North 89°24'42" East, a distance of 119.99 feet to the Easterly line of said Lot 53;

Thence along said Easterly line of Lot 53 North 00°11'46" East, a distance of 145.07 feet to a line parallel and 5.00 feet Southerly of the Northerly line of said Lot 53;

Thence along said parallel line and the Westerly prolongation, South 89°24'41" West, a distance of 360.15 feet to the **True Point of Beginning**.

Containing 1.21 acres, more or less.

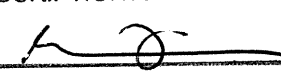
Prepared by me or under my supervision



Gordon D. Edwards, PLS 6678
Expiration 6-30-2012



DESCRIPTION APPROVAL:

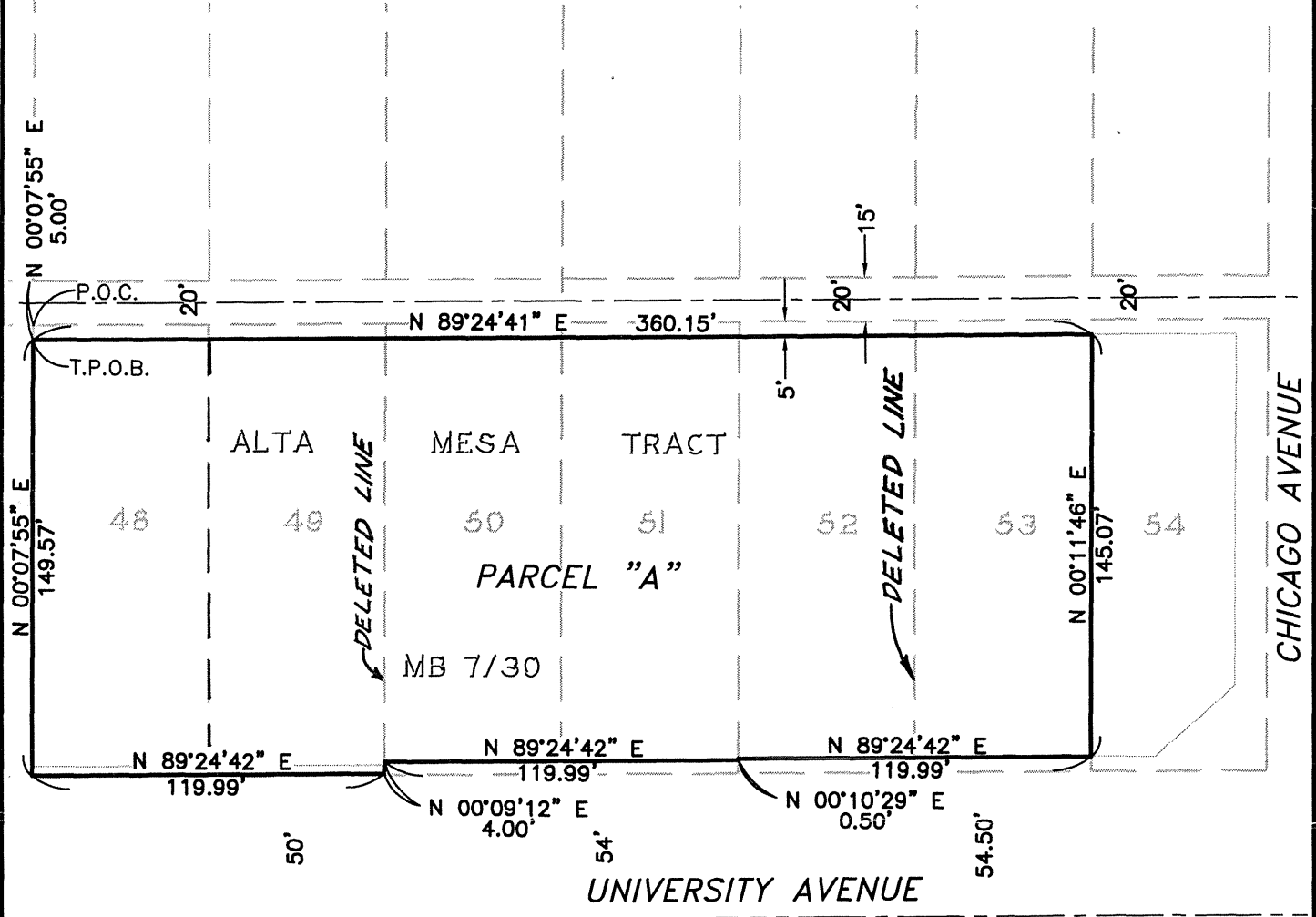
BY:  DATE 7/18/11

FOR: MARK S. BROWN CITY SURVEYOR LL-P11-0162



LOT LINE ADJUSTMENT
P11-0162

SHEET 1 OF 1



2011-0425178
09/26/2011 11:12A
3 of 4



adkan ENGINEERS Civil Engineering · Surveying · Planning 6820 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	SCALE: 1"=60'	JOB NO. 7724	DATE: 6/11	CLIENT: WORLD PREMIER INV.
	APPROVED BY: GORDON D. EDWARDS L.S. 6678		ALTA MESA TRACT MB 7/30 LOTS 48-53 LL-P11-0162	