

Recording requested by:

DOC # 2002-104062

02/28/2002 08:00A Fee:NC

Page 1 of 11

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
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

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Project: LL-023-012

LL-023-012



A.P.N. 263-240 -002,-003,-004,-005,-009,-013,-016,-018,
-022,-023,-024,-025,-026, &-027

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **BGI HOLDINGS II, 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 3 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 2-27-02
PRINCIPAL PLANNER DATE

Craig Aaron

LL-023-012

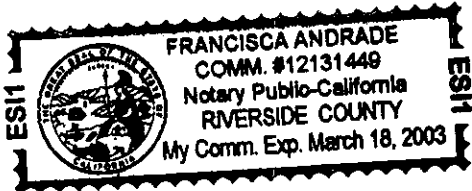
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 2-27-02, 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:



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City of Riverside

Certificate of Compliance for Lot Line Adjustment No. 023-012

PARCEL A

Those portions of Parcels 6, 7, 12, 13, 23, 24 and 27 of Parcel Map No. 24536, on in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, together with Parcels 7, 8, 9 and those portions of Parcels 5 and 10 of Certificate of Compliance recorded August 10, 1993 as Instrument No. 93-311232, Official Records of Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 24;

Thence S.01°20'36"E., along the easterly lines of said Parcels 24 and 12, a distance of 624.72 feet;

Thence N.89°16'47"W., a distance of 12.47 feet;

Thence S.17°33'46"W., a distance of 40.30 feet;

Thence S.46°20'49"W., a distance of 52.04 feet;

Thence S.43°41'47"W., a distance of 71.80 feet;

Thence S.53°54'09"W., a distance of 35.17 feet;

Thence S.89°23'56"W., a distance of 1003.87 feet;

Thence N.00°36'04"W., a distance of 770.00 feet, to a point on the northerly line of said Parcel 23;

Thence N.89°23'56"E., along said northerly line of Parcels 23 and 24, a distance of 1137.61 feet, to the Point of Beginning.

The above described parcel of land contains 19.98 acres of land, more or less.

SUBJECT TO an easement for Cottonwood Avenue described as follows:

Portions of Parcels 23 and 24 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, and portions of Parcels 5 and 9 of Certificate of Compliance, recorded August 10, 1993 as Instrument No. 93-311232, Official Records of said Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 23;

Thence N.89°23'56"E. along the northerly lines of said Parcels 23 and 24, a distance of 1410.22 feet;



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Thence southwesterly, westerly and northwesterly along a non-tangent curve concave northwesterly, having a radius of 63.00 feet, through an angle of $108^{\circ}06'01''$ and an arc length of 118.86 feet (the initial radial line bears $N.89^{\circ}23'56''E.$);

Thence $N.72^{\circ}30'03''W.$, a distance of 51.35 feet;

Thence northwesterly along a curve concave southwesterly, having a radius of 140.00 feet, through an angle of $18^{\circ}06'01''$ and an arc length of 44.23 feet, to a line parallel with and 37.00 feet southerly, as measured at right angles, of the northerly line of said Parcel 23;

Thence $S.89^{\circ}23'56''W.$ along said parallel line, a distance of 81.49 feet;

Thence westerly along a curve concave northerly, having a radius of 5037.00 feet, through an angle of $01^{\circ}48'43''$ and an arc length of 159.29 feet, to the beginning of a reverse curve;

Thence westerly along said reverse curve concave southerly, having a radius of 4963.00 feet, through an angle of $01^{\circ}48'43''$ and an arc length of 156.95 feet, to a line parallel with and 32.00 feet southerly, as measured at right angles, of the northerly line of said Parcel 23 (the initial radial line bears $S.01^{\circ}12'39''W.$);

Thence $S.89^{\circ}23'56''W.$ along said parallel line, a distance of 553.21 feet;

Thence southwesterly along a curve concave southeasterly, having a radius of 549.39 feet, through an angle of $18^{\circ}54'33''$ and an arc length of 181.31 feet;

Thence $S.70^{\circ}29'23''W.$, a distance of 55.50 feet;

Thence $S.24^{\circ}43'22''W.$, a distance of 35.76 feet, to a point on the southwesterly line of said Parcel 23;

Thence along said southwesterly line, northwesterly along a curve concave northeasterly, having a radius of 941.00 feet, through an angle of $07^{\circ}12'57''$ and an arc length of 118.51 feet, to the Point of Beginning (the initial line bears $S.66^{\circ}45'53''W.$).

PARCEL B

Parcel 5 and portions of Parcels 6, 7 and 23 of Parcel Map No. 24536, on file in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, together with a portion of Parcel 10 of Certificate of Compliance recorded August 10, 1993 as Instrument No. 93-311232, Official Records of Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel 24 of said Parcel Map 24536;

Thence $S.01^{\circ}20'36''E.$, along the easterly lines of Parcels 24 and 12 of said Parcel Map, a distance of 624.72 feet;



Thence N.89°16'47"W., a distance of 12.47 feet;
Thence S.17°33'46"W., a distance of 40.30 feet;
Thence S.46°20'49"W., a distance of 52.04 feet;
Thence S.43°41'47"W., a distance of 71.80 feet;
Thence S.53°54'09"W., a distance of 35.17 feet;
Thence S.89°23'56"W., a distance of 1003.87 feet, to the POINT OF

BEGINNING;

Thence N.00°36'04"W., a distance of 770.00 feet, to the northerly line of said Parcel 23;

Thence S.89°23'56"W., along the northerly line of said Parcel 23, a distance of 839.28 feet, to the Northwest corner of said Parcel 23;

Thence southeasterly along the southwesterly line of said Parcels 23 and 5, on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of 13°19'14" and an arc length of 218.77 feet, (the initial point having a radial bearing of S.73°58'50"W.);

Thence S.29°20'24"E. along said southwesterly line, a distance of 51.08 feet;

Thence southeasterly, continuing along the southwesterly line of said Parcel 5, on a curve concave northeasterly, having a radius of 709.35 feet, through an angle of 12°46'52" and an arc length of 158.24 feet, to the beginning of a tangent compound curve;

Thence southeasterly, continuing along the southwesterly line of said Parcel 5, on said compound curve concave northeasterly, having a radius of 947.00 feet, through an angle of 11°33'03" and an arc length of 190.92 feet, (the initial radial line bears S.47°52'44"W.);

Thence S.53°40'19"E., along the southwesterly lines of said Parcel 5, 7 and 10, a distance of 440.28 feet, to a line which bears S.89°23'56"W. from the Point of Beginning;

Thence N. 89°23'56"E., along said line, a distance of 149.80 feet to the Point of Beginning.

The above described parcel of land contains 10.23 acres of land, more or less.

SUBJECT TO an easement for Cottonwood Avenue described as follows:

Portions of Parcels 23 and 24 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, and portions of Parcels 5 and 9 of Certificate of Compliance, recorded August 10, 1993 as Instrument No. 93-311232, Official Records of said Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:



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BEGINNING at the Northwest corner of said Parcel 23;

Thence N.89°23'56"E. along the northerly lines of said Parcels 23 and 24, a distance of 1410.22 feet;

Thence southwesterly, westerly and northwesterly along a non-tangent curve concave northwesterly, having a radius of 63.00 feet, through an angle of 108°06'01" and an arc length of 118.86 feet (the initial radial line bears N.89°23'56"E.);

Thence N.72°30'03"W., a distance of 51.35 feet;

Thence northwesterly along a curve concave southwesterly, having a radius of 140.00 feet, through an angle of 18°06'01" and an arc length of 44.23 feet, to a line parallel with and 37.00 feet southerly, as measured at right angles, of the northerly line of said Parcel 23;

Thence S.89°23'56"W. along said parallel line, a distance of 81.49 feet;

Thence westerly along a curve concave northerly, having a radius of 5037.00 feet, through an angle of 01°48'43" and an arc length of 159.29 feet, to the beginning of a reverse curve;

Thence westerly along said reverse curve concave southerly, having a radius of 4963.00 feet, through an angle of 01°48'43" and an arc length of 156.95 feet, to a line parallel with and 32.00 feet southerly, as measured at right angles, of the northerly line of said Parcel 23 (the initial radial line bears S.01°12'39"W.);

Thence S.89°23'56"W. along said parallel line, a distance of 553.21 feet;

Thence southwesterly along a curve concave southeasterly, having a radius of 549.39 feet, through an angle of 18°54'33" and an arc length of 181.31 feet;

Thence S.70°29'23"W., a distance of 55.50 feet;

Thence S.24°43'22"W., a distance of 35.76 feet, to a point on the southwesterly line of said Parcel 23;

Thence along said southwesterly line, northwesterly along a curve concave northeasterly, having a radius of 941.00 feet, through an angle of 07°12'57" and an arc length of 118.51 feet, to the Point of Beginning (the initial line bears S.66°45'53"W.).

ALSO SUBJECT TO an easement for Sycamore Canyon Blvd. described as follows:

Those portions of Parcels 5, 7, 13, 23, and 27 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, together with that portion of Parcel 10 of Certificate of Compliance recorded August 10, 1993 as Instrument No. 93-311232, Official Records of Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:



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A strip of land 2.00 feet wide, the southwesterly line of said strip of land being described as follows:

COMMENCING at the Northwest corner of said Parcel 23;

Thence southeasterly along the southwesterly line of said Parcel 23 on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of $07^{\circ}12'57''$ and an arc length of 118.51 feet, being the **POINT OF BEGINNING**, (the initial radial line bears $S.73^{\circ}58'50''W.$);

Thence continuing southeasterly along the southwesterly line of said Parcel 23 and the southwesterly line of said Parcel 5 on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of $06^{\circ}06'17''$ and an arc length of 100.26 feet; (the initial radial line bears $S.66^{\circ}45'53''W.$);

Thence $S.29^{\circ}20'24''E.$ along said southwesterly line of Parcel 5, a distance of 51.08 feet;

Thence southeasterly continuing along the southwesterly line of said Parcel 5, on a curve concave northeasterly, having a radius of 709.35 feet, through an angle of $12^{\circ}46'52''$ and an arc length of 158.24 feet, to the beginning of a compound curve;

Thence southeasterly continuing along the southwesterly line of said Parcel 5, on a compound curve concave northeasterly, having a radius of 947.00 feet, through an angle of $11^{\circ}33'03''$ and an arc length of 190.92 feet, (the initial radial line bears $S.47^{\circ}52'44''W.$);

Thence $S.53^{\circ}40'19''E.$, along the southwesterly lines of said Parcel 5, 7 and 10, a distance of 572.76 feet

Thence southeasterly continuing along said southwesterly line of Parcel 10, on a curve concave southwesterly, having a radius of 1053.00 feet, through an angle of $08^{\circ}08'42''$ and an arc length of 149.69 feet;

Thence $S.45^{\circ}31'37''E.$, continuing along said southwesterly line of Parcel 10, a distance of 51.12 feet;

Thence southeasterly along the southwesterly lines of said Parcels 10, 27 and 13, on a curve concave southwesterly, having a radius of 1001.32 feet, through an angle of $20^{\circ}23'24''$ and an arc length of 356.34 feet, to the Southwest corner of said Parcel 13, being the **TERMINUS** of said southeasterly line description.

The northeasterly line of said 2.00 foot wide easement shall be prolonged northwesterly to a line which bears $N.24^{\circ}43'22''E.$ from the Point of Beginning and prolonged southeasterly to the southerly line of said Parcel 13.



PARCEL C

Those portions of Parcels 12, 13, and 27 of Parcel Map No. 24536, on in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, together with those portions of Parcels 5, 6 and 10 of Certificate of Compliance recorded August 10, 1993 as Instrument No. 93-311232, Official Records of Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel 24 of said Parcel Map, thence S.01°20'36"E., along the easterly lines of Parcels 24 and 12 of said Parcel Map, a distance of 624.72 feet, to the POINT OF BEGINNING;

Thence N.89°16'47"W., a distance of 12.47 feet;

Thence S.17°33'46"W., a distance of 40.30 feet;

Thence S.46°20'49"W., a distance of 52.04 feet;

Thence S.43°41'47"W., a distance of 71.80 feet;

Thence S.53°54'09"W., a distance of 35.17 feet;

Thence S.89°23'56"W., a distance of 1153.67 feet, to a point on the southwesterly line of said Parcel 10;

Thence S.53°40'19"E., along said southwesterly line, a distance of 132.48 feet;

Thence southeasterly, continuing along said southwesterly line, on a curve concave southwesterly, having a radius of 1053.00 feet, through an angle of 08°08'42", an arc length of 149.69 feet;

Thence S.45°31'37"E., continuing along said southwesterly line, a distance of 51.12 feet;

Thence southeasterly along said southwesterly line and the southwesterly line of said Parcels 27 and 13, on a curve concave southwesterly, having a radius of 1001.32 feet, through an angle of 20°23'24", an arc length of 356.34 feet, to the southwest corner of said Parcel 13;

Thence N.89°09'10"E., along the southerly line of said Parcels 13 and 6, a distance of 830.54 feet, to the southeast corner of said Parcel 6;

Thence northerly along the easterly line of said Parcels 6 and 12, on a curve concave westerly, having a radius of 1860.13 feet, through an angle of 07°38'34", an arc length of 248.13 feet, (the initial radial line bears S.83°42'02"E.);

Thence N.01°20'36"W., continuing along the easterly line of said Parcel 12, a distance of 399.45 feet, to the Point of Beginning.

The above described parcel of land contains 12.11 acres, more or less.

SUBJECT TO an easement for Sycamore Canyon Blvd. described as follows:



Those portions of Parcels 5, 7, 13, 23, and 27 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of Riverside County, California, together with that portion of Parcel 10 of Certificate of Compliance recorded August 10, 1993 as Instrument No. 93-311232, Official Records of Riverside County, California, all located in the City of Riverside, and being more particularly described as follows:

A strip of land 2.00 feet wide, the southwesterly line of said strip of land being described as follows:

COMMENCING at the Northwest corner of said Parcel 23;

Thence southeasterly along the southwesterly line of said Parcel 23 on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of $07^{\circ}12'57''$ and an arc length of 118.51 feet, being the **POINT OF BEGINNING**, (the initial radial line bears $S.73^{\circ}58'50''W.$);

Thence continuing southeasterly along the southwesterly line of said Parcel 23 and the southwesterly line of said Parcel 5 on a curve concave northeasterly, having a radius of 941.00 feet, through an angle of $06^{\circ}06'17''$ and an arc length of 100.26 feet; (the initial radial line bears $S.66^{\circ}45'53''W.$);

Thence $S.29^{\circ}20'24''E.$ along said southwesterly line of Parcel 5, a distance of 51.08 feet;

Thence southeasterly continuing along the southwesterly line of said Parcel 5, on a curve concave northeasterly, having a radius of 709.35 feet, through an angle of $12^{\circ}46'52''$ and an arc length of 158.24 feet, to the beginning of a compound curve;

Thence southeasterly continuing along the southwesterly line of said Parcel 5, on a compound curve concave northeasterly, having a radius of 947.00 feet, through an angle of $11^{\circ}33'03''$ and an arc length of 190.92 feet, (the initial radial line bears $S.47^{\circ}52'44''W.$);

Thence $S.53^{\circ}40'19''E.$, along the southwesterly lines of said Parcel 5, 7 and 10, a distance of 572.76 feet

Thence southeasterly continuing along said southwesterly line of Parcel 10, on a curve concave southwesterly, having a radius of 1053.00 feet, through an angle of $08^{\circ}08'42''$ and an arc length of 149.69 feet;

Thence $S.45^{\circ}31'37''E.$, continuing along said southwesterly line of Parcel 10, a distance of 51.12 feet;

Thence southeasterly along the southwesterly lines of said Parcels 10, 27 and 13, on a curve concave southwesterly, having a radius of 1001.32 feet, through an angle of $20^{\circ}23'24''$ and an arc length of 356.34 feet, to the Southwest corner of said Parcel 13, being the **TERMINUS** of said southeasterly line description.



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The northeasterly line of said 2.00 foot wide easement shall be prolonged northwesterly to a line which bears N.24°43'22"E. from the Point of Beginning and prolonged southeasterly to the southerly line of said Parcel 13.

KCT Consultants, Inc.

Prepared under the supervision of:

Marissa Crowther

Marissa Crowther, PLS 6152

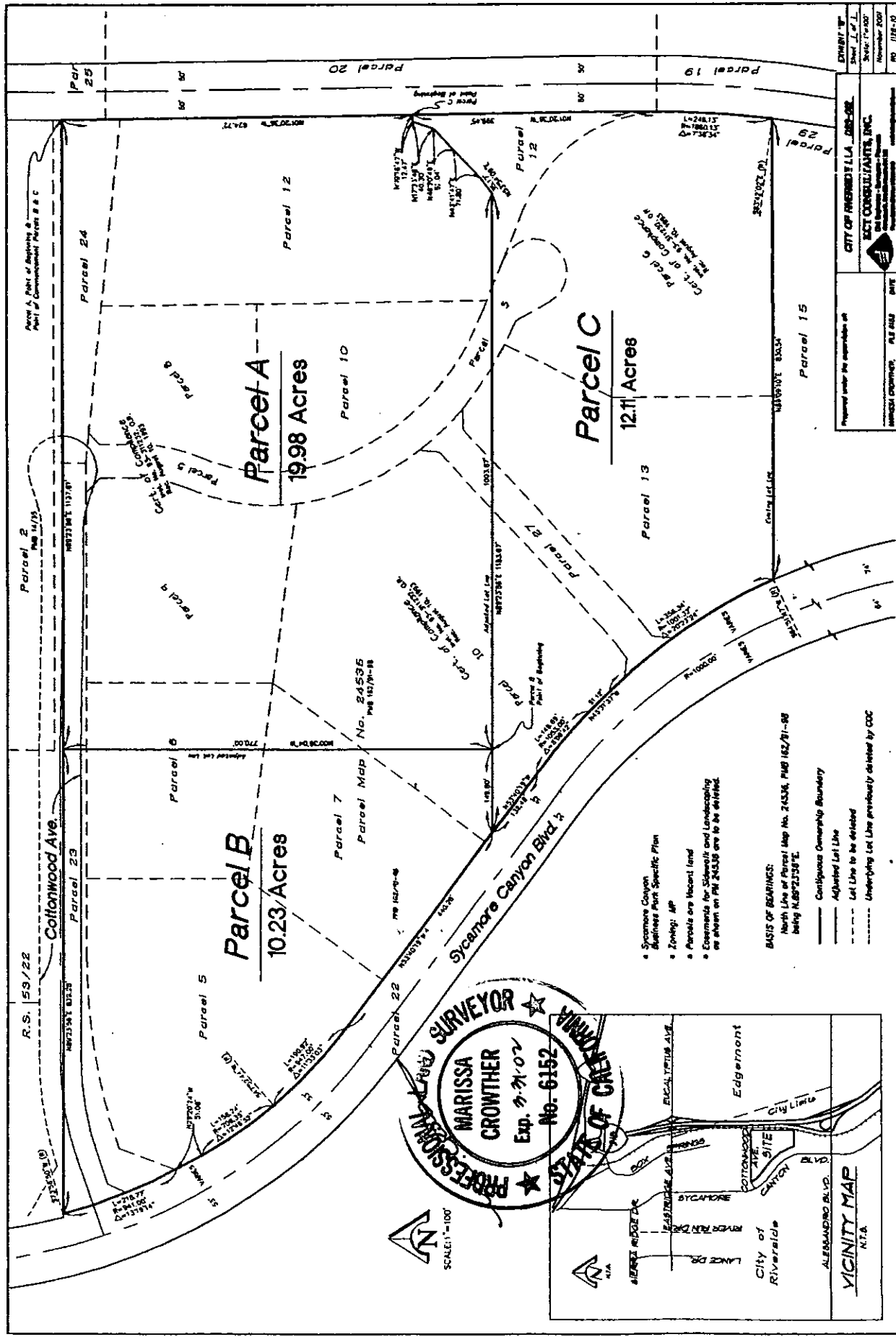
Date: 2-20-02



DESCRIPTION APPROVAL

2/27/02
Marissa Crowther
SURVEYOR, STATE OF CALIFORNIA



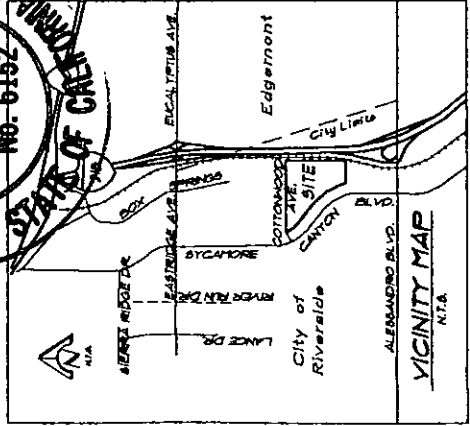
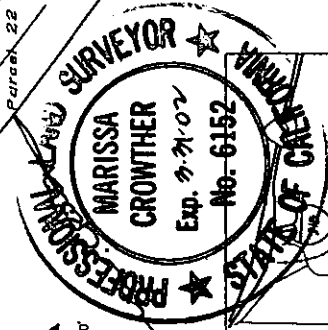


EVENT #	CITY OF RIVERVIEW, ILL. - 082-082
DATE	NOVEMBER 2007
NO.	082-082
PROJECT NAME	PRELIMINARY
DATE	NOVEMBER 2007
NO.	082-082

- Sycamore Canyon Business Park Specific Plan
- Zoning: MP
- Parcels are Vacant Land
- Comments for Easement and Landscaping as shown on PL 24536 are to be deleted.

BASIS OF BEARINGS:
 North Line of Parcel Map No. 24536, PUB 162/81-88
 being N.89°23'38"E.

— Contiguous Ownership Boundary
 --- Adjusted Lot Line
 - - - Let Line to be deleted
 - - - Underlying Lot Line previously deleted by COC



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