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Public Works Department  
3900 Main Street  
Riverside, California 92522

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

Project: P12-0509

A.P.N. 263-240-037 & 038

**LL – P12-0509**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): PANCAL SYCAMORE CANYON 257 LLC, a Delaware 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 Lot Line Adjustment is hereby issued creating the ONE (1) 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

Steve Hayes  
City Planner

By: Steve Hayes 2/12/13  
Steve Hayes Date

State of California

County of Riverside } ss

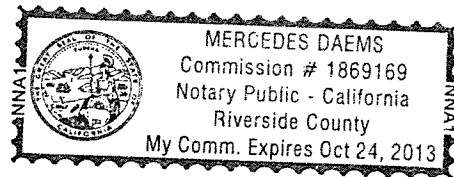
On Feb. 13, 2013, before me, Mercedes Daems,  
notary public, personally appeared, Steve Hayes

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.

Mercedes Daems  
Notary Signature



**EXHIBIT A**  
**(LEGAL DESCRIPTION)**

**PARCEL 1**

PARCEL 6 TOGETHER WITH PARCELS 9 AND 10 AND THOSE PORTIONS OF PARCELS 5, 7, 8, 11, 12, 13, 23, 24, 27 AND 29, ALL OF PARCEL MAP NO. 24536 AS SHOWN BY MAP ON FILE IN BOOK 162 OF PARCEL MAPS, PAGES 91 THROUGH 98, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING PORTIONS OF PARCELS A AND B AS DESCRIBED IN CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-023-012 RECORD AS INSTRUMENT NO. 2002-104062, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 24;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID PARCEL A, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 01°20'36" EAST, A DISTANCE OF 624.72 FEET;
- 2) THENCE NORTH 89°16'47" WEST, A DISTANCE OF 12.47 FEET;
- 3) THENCE SOUTH 17°33'46" WEST, A DISTANCE OF 40.30 FEET;
- 4) THENCE SOUTH 46°20'49" WEST, A DISTANCE OF 52.04 FEET;
- 5) THENCE SOUTH 43°41'47" WEST, A DISTANCE OF 71.80 FEET;
- 6) THENCE SOUTH 53°54'09" WEST, A DISTANCE OF 35.17 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PARCEL A;

THENCE SOUTH 89°23'56" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL A, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 1550.35 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SYCAMORE CANYON ROAD AS DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED AS INSTRUMENT NO. 2002-104063, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 53°40'19" WEST, A DISTANCE OF 442.94 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 945.00 FEET;
- 2) THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°33'03" AND AN ARC LENGTH OF 190.51 FEET, TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 707.35 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 47°52'44" WEST;

EXHIBIT A  
(continued)

- 3) THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF  $12^{\circ}46'52''$  AND AN ARC LENGTH OF 157.79 FEET;
- 4) THENCE NORTH  $29^{\circ}20'24''$  WEST, A DISTANCE OF 51.08 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 939.00 FEET;
- 5) THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $06^{\circ}12'54''$  AND AN ARC LENGTH OF 101.86 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COTTONWOOD AVENUE AS DESCRIBED IN SAID GRANT OF EASEMENT TO THE CITY OF RIVERSIDE;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) NORTH  $24^{\circ}43'22''$  EAST, A DISTANCE OF 33.07 FEET;
- 2) THENCE NORTH  $70^{\circ}29'23''$  EAST, A DISTANCE OF 55.50 FEET, TO THE BEGINNING OF TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 549.39 FEET;
- 3) THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $18^{\circ}54'33''$  AND AN ARC LENGTH OF 181.31 FEET;
- 4) THENCE NORTH  $89^{\circ}23'56''$  EAST, A DISTANCE OF 553.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4963.00 FEET;
- 5) THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $01^{\circ}48'43''$  AND AN ARC LENGTH OF 156.95 FEET, TO THE BEGINNING OF A REVERSE TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5037.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH  $01^{\circ}12'39''$  WEST;
- 6) THENCE EASTERLY ALONG SAID REVERSE TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $01^{\circ}48'43''$  AND AN ARC LENGTH OF 159.29 FEET;
- 7) THENCE NORTH  $89^{\circ}23'56''$  EAST, A DISTANCE OF 81.49 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET;
- 8) THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $18^{\circ}06'01''$  AND AN ARC LENGTH OF 44.23 FEET,
- 9) THENCE SOUTH  $72^{\circ}30'03''$  EAST, A DISTANCE OF 51.35 FEET, TO THE BEGINNING OF TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 63.00 FEET;

EXHIBIT A  
(continued)

10) THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID TANGENT CURVE,  
THROUGH AN ANGLE OF 108°06'01" AND AN ARC LENGTH OF 118.86 FEET, TO  
THE NORTHERLY LINE OF SAID PARCEL A;  
THENCE NORTH 89°23'56" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF  
566.67 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 28.90 ACRES, MORE OR LESS.


PREPARED BY:  
S.B.O., INC.

  
MARISSA CROWTHER, PLS 6152

DATE: 1-31-13

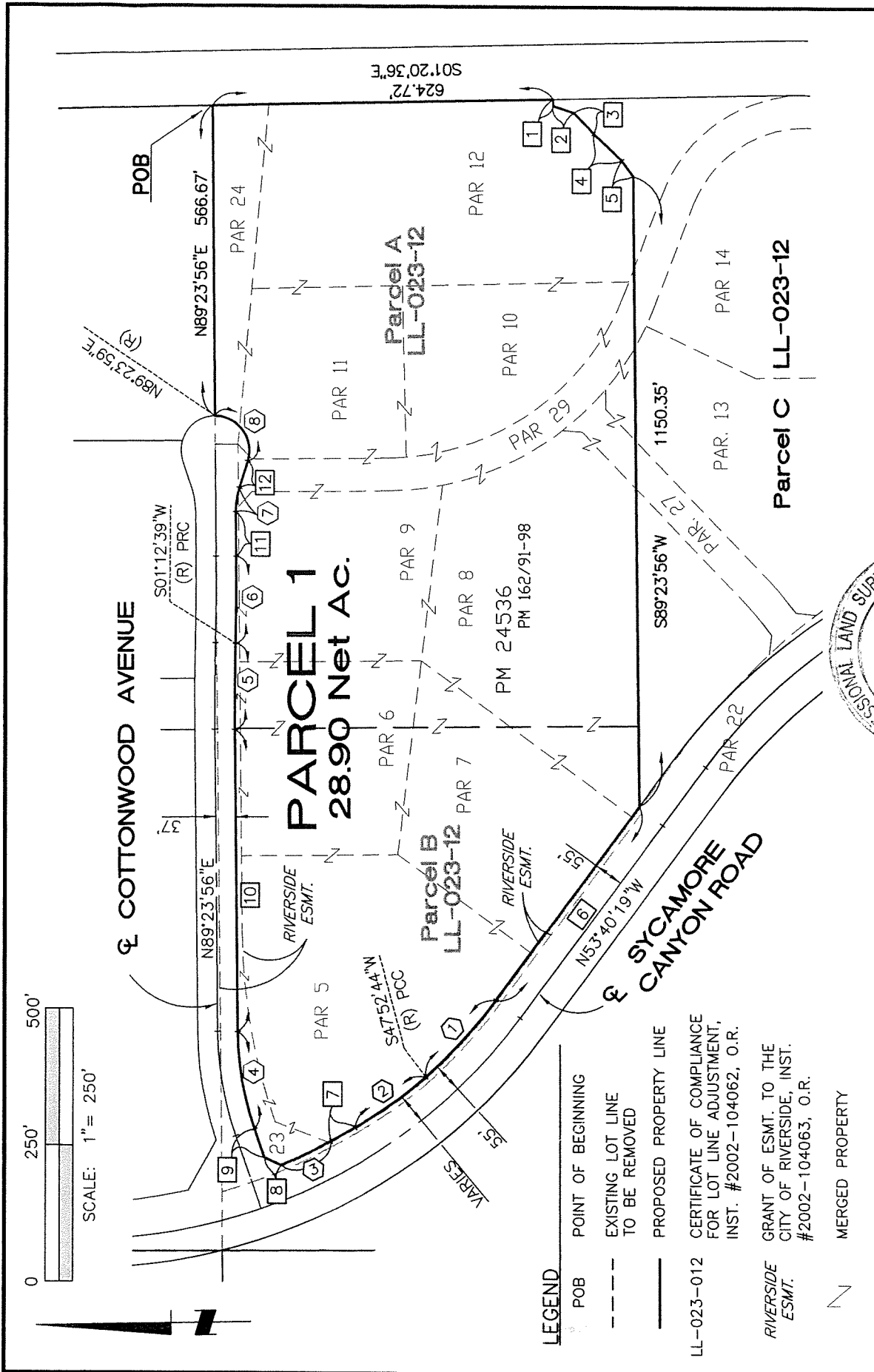


DESCRIPTION APPROVAL:

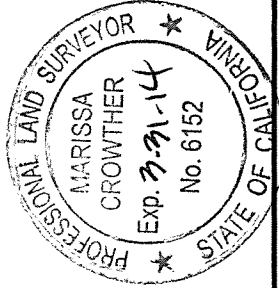
BY:  2/7/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

LL-P12-0509



- LEGEND**
- POB POINT OF BEGINNING
  - EXISTING LOT LINE TO BE REMOVED
  - PROPOSED PROPERTY LINE
  - LL-023-012 CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, INST. #2002-104062, O.R.
  - RIVERSIDE ESMT. GRANT OF ESMT. TO THE CITY OF RIVERSIDE, INST. #2002-104063, O.R.
  - N MERGED PROPERTY



PREPARED UNDER THE DIRECTION OF:  
 S.B. & O., INC.  
 41689 ENTERPRISE CIRCLE NORTH, STE. 126  
 TEMECULA, CA 92590

*Marissa Crowther*  
 MARISSA CROWTHER, PLS 6152 (EXP 3-31-14)

1-31-13 DATE

CITY OF RIVERSIDE PARCEL MERGER	
JANUARY 2013	EXHIBIT "A"
SB&O JN 69312	PAGE 4 OF 5

LINE TABLE		
#	BEARING	DISTANCE
1	N89°16'47"W	12.47'
2	S17°33'46"W	40.30'
3	S46°20'49"W	52.04'
4	N43°41'47"W	71.80'
5	S53°54'09"W	35.17'
6	N53°40'19"W	442.94'
7	N29°20'24"W	51.08'
8	N24°43'22"E	33.07'
9	N70°29'23"E	55.50'
10	N89°23'56"E	553.21'
11	N89°23'56"E	81.49'
12	S72°30'03"E	51.35'

CURVE TABLE			
#	RADIUS	LENGTH	DELTA
1	945.00'	190.51'	11°33'03"
2	707.35'	157.79'	12°46'52"
3	939.00'	101.86'	06°12'54"
4	549.39'	181.31'	18°54'33"
5	4963.00'	156.95'	01°48'43"
6	5037.00'	159.29'	01°48'43"
7	140.00'	44.23'	18°06'01"
8	63.00'	118.86'	108°06'01"

CITY OF RIVERSIDE PARCEL MERGER

JANUARY 2013

EXHIBIT "A"

SB&O JN 69312

PAGE 5 OF 5