

Recording Requested By  
First American Title Company

Recording requested by:

DOC # 2007-0407239  
06/21/2007 08:00A Fee: 16.00  
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
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FOR RECORDER'S OFFICE USE ONLY

Project: P07-0153  
APN: 257-030-018 and portion -017  
Address:

**LL-P07-0153 PARCEL A**

16  
**T**  
010

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JD GUTHRIE, LLC, a California 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 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(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: *Craig Aaron*  
CRAIG AARON  
DEPUTY PLANNING DIRECTOR

5/4/07  
DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside }

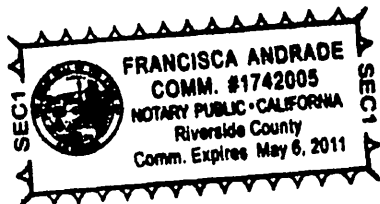
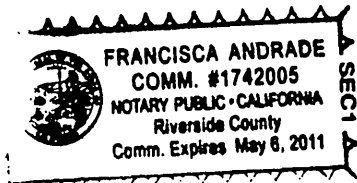
ss

On 5-21-07, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

Mike Coyazo  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 'A'

PARCEL 9 OF PARCEL MAP 29161 AS SHOWN BY MAP ON FILE IN BOOK 195, PAGES 20 THROUGH 22, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF PARCEL 8 OF SAID PARCEL MAP 29161 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 8, BEING ON THE SOUTHEASTERLY LINE OF GAGE CANAL AS SHOWN ON SAID PARCEL MAP 29161;

THENCE S55°38'28"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 8, A DISTANCE OF 308.11 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE, SAID ANGLE POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF N88°27'51"E, 28.10 FEET;

THENCE S88°27'51"W ALONG THE WESTERLY PROLONGATION OF SAID COURSE, A DISTANCE OF 114.87 FEET;

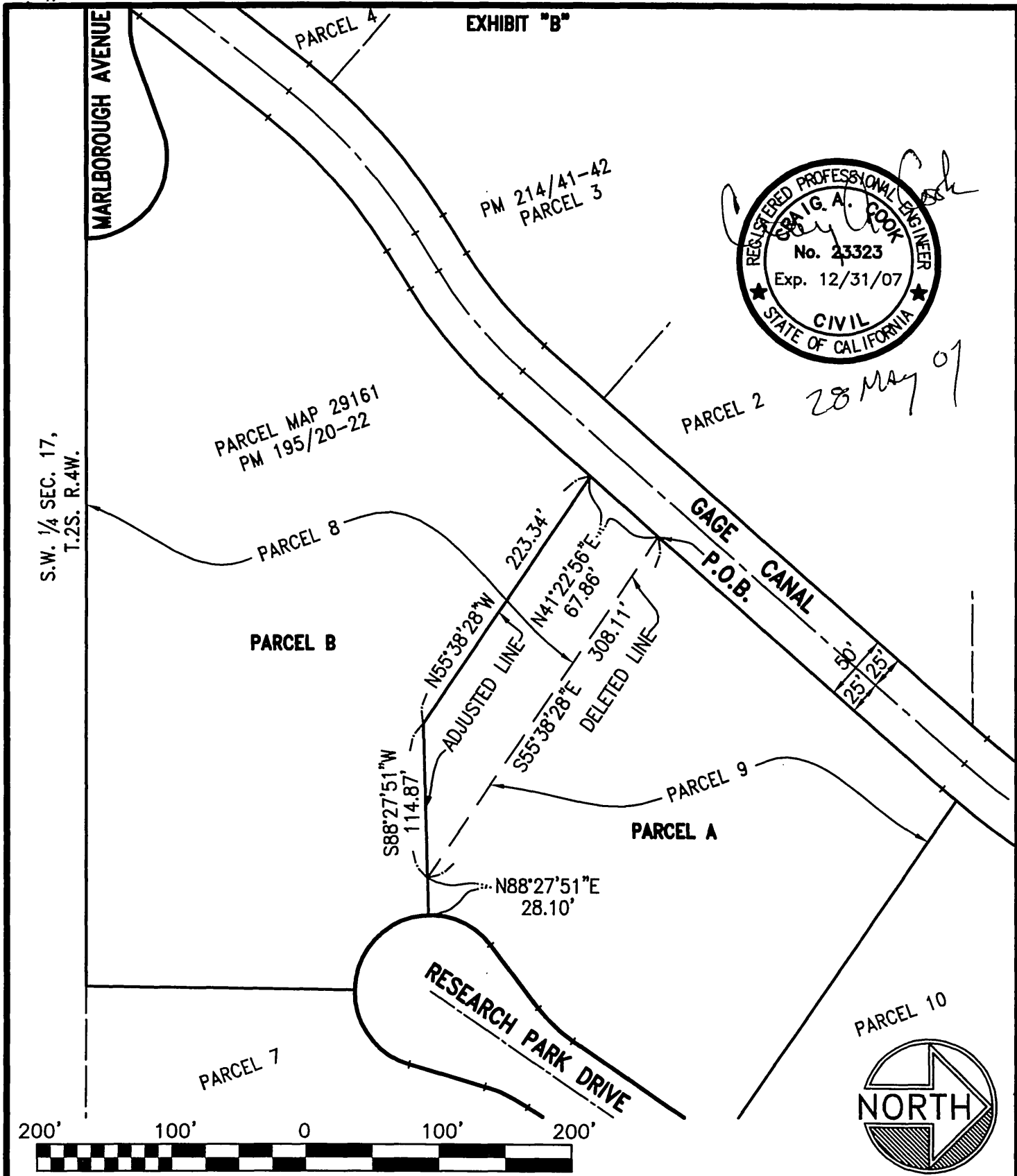
THENCE N55°38'28"W, A DISTANCE OF 223.34 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 8;

THENCE N41°22'56"E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 67.86 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.57 ACRES, MORE OR LESS.



28 May 07



REGISTERED PROFESSIONAL ENGINEER  
 CRAIG A. COOK  
 No. 23323  
 Exp. 12/31/07  
 CIVIL  
 STATE OF CALIFORNIA

28 May 07

● CITY OF RIVERSIDE, CALIFORNIA ●

27-1

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

SHEET 1 OF 1

SCALE 1"=100'

DATE: MARCH, 2007

SUBJECT:

WO 2234

LL-P07-0153

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**First American Title Company**

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**LL-P07-0153 PARCEL B** / 16

Project: P07-0153  
 APN: portion 257-030-017  
 Address:

**T**  
 010

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **GUTHRIE-RICHTER, LLC, a California 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 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(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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ZONING ADMINISTRATOR  
 CITY OF RIVERSIDE

KEN GUTIERREZ  
 PLANNING DIRECTOR

By: Mike Capp, for  
 CRAIG AARON  
 DEPUTY PLANNING DIRECTOR

5/4/07  
 DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On 5-21-07, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

Mike Coyazo  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 'B'

PARCEL 8 OF PARCEL MAP 29161 AS SHOWN BY MAP ON FILE IN BOOK 195, PAGES 20 THROUGH 22, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 8, BEING ON THE SOUTHEASTERLY LINE OF GAGE CANAL AS SHOWN ON SAID PARCEL MAP 29161;

THENCE S55°38'28"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 8, A DISTANCE OF 308.11 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE, SAID ANGLE POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF N88°27'51"E, 28.10 FEET;

THENCE S88°27'51"W ALONG THE WESTERLY PROLONGATION OF SAID COURSE, A DISTANCE OF 114.87 FEET;

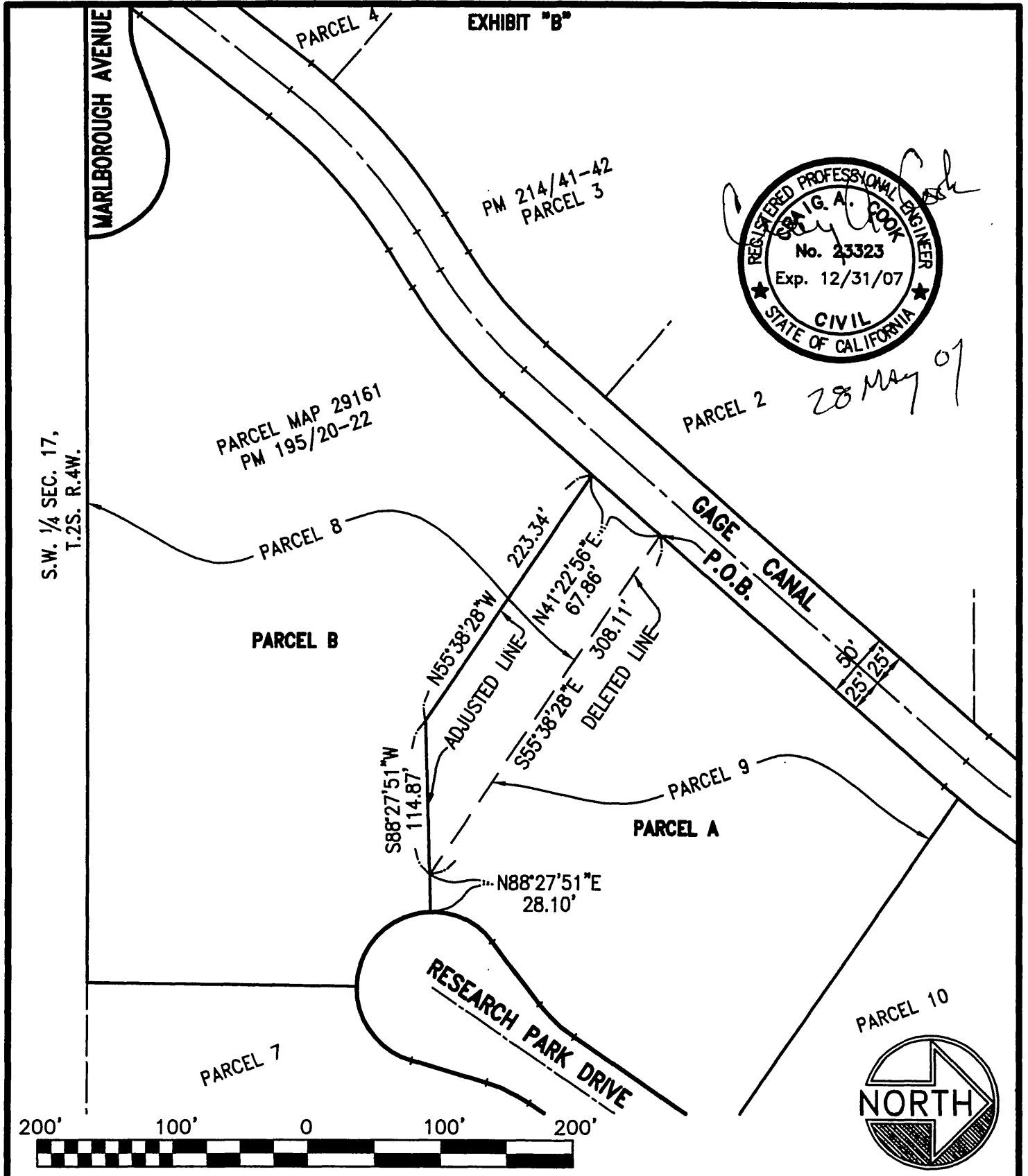
THENCE N55°38'28"W, A DISTANCE OF 223.34 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 8;

THENCE N41°22'56"E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 67.86 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 3.94 ACRES, MORE OR LESS.



28 May 07



● CITY OF RIVERSIDE, CALIFORNIA ●

27-1

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