

Recording requested by:

DOC # 2009-0365003
07/15/2009 08:00A Fee:30.00
Page 1 of 8
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

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Project: P08-0286
APN: 154-072-007 & por. 008
Address: 6708 Western Avenue

LL-P08-0286
PARCELS A & B



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owners: **Jerry Majerus and Edna M. Dwyer-Majerus, husband and wife as joint tenants with right of survivorship**

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 **TWO (2)** parcels 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 parcels 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:  4-20-09
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

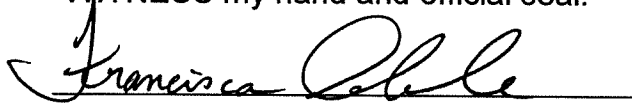
County of Riverside } ss

On April 20, 2009, before me, Francisca Andrade, notary public,

personally appeared Dirk A. 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



**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION
CONSENT TO RECORD**

THIS IS TO CERTIFY that we, hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as two parcels (Parcels "A" & "B") pursuant to Section 66412 Government Code of the State of California and Section 18.100 of the City of Riverside Municipal Code. We also agree that the parcels therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as individual parcels and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcels shall be presumed to include all of said parcels as described herein.

Dated 7/1/09

[Signature]
Signature

JERRY MASERUS
Print Name

Dated 07-01-09

[Signature]
Signature

EDNA M. DWYER MASERUS
Print Name

State of California
County of Riverside } ss

On July 1, 2009, before me, Tami K. Brown, a notary public

personally appeared Jerry Maserus, Edna M Dwyer - Maserus 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.

[Signature]
Notary Signature

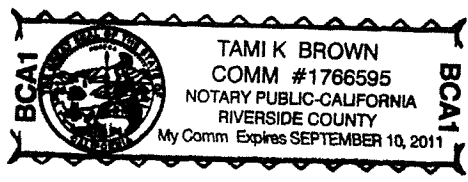


EXHIBIT A
L.L.A. NO. P08-0286

PARCEL A

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 5 OF ALHAMBRA ADDITION PER MAP RECORDED IN BOOK 11, PAGES 78 AND 79 OF MAPS TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF RANCHO LA SIERRA, AS PER MAP RECORDED IN BOOK 6, PAGE 70, OF MAPS BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT No. 1999-307921 OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER BEING ON THE NORTHEAST LINE OF SAID LOT 5 AND NORTH 26° 15' 24" WEST, ALONG SAID NORTHEAST LINE, 270.00 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE AT RIGHT ANGLES TO SAID NORTHEAST LINE SOUTH 63°44'36" WEST, 160.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT No. 1999-307921;

THENCE PARALLEL WITH THE SOUTHEASTERLY LINES OF WESTERN HILLS ESTATES, UNITS NO. 1 AND 2 ON FILE IN BOOK 29, PAGE 25 AND BOOK 30, PAGES 19 AND 20, SOUTH 63°44'36" WEST, 64.00 FEET;

THENCE NORTH 32°11'24" WEST, 151.53 FEET TO THE SOUTHEASTERLY LINE OF SAID WESTERN HILLS ESTATES UNIT No. 2;

THENCE NORTH 63°44'36" EAST, ALONG SAID SOUTHEASTERLY LINE OF WESTERN HILLS ESTATES UNIT No. 2 AND CONTINUING ALONG THE SOUTHEASTERLY LINE OF WESTERN HILLS ESTATES UNIT NO. 1, 223.11 FEET TO THE SOUTHWESTERLY LINE OF WESTERN AVENUE AS SHOWN ON SAID WESTERN HILLS ESTATES UNIT No. 1;

THENCE SOUTH 33°52'00" EAST ALONG SAID SOUTHWESTERLY LINE 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 OF ALHAMBRA ADDITION;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID WESTERN AVENUE, SOUTH 26°15'24" EAST, 26.82 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE NORTHEASTERLY 13.00 FEET THEREOF, THE SOUTHWESTERLY LINE OF WHICH IS PARALLEL AND 33.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE

CENTERLINE OF WESTERN AVENUE AS SHOWN ON SAID MAP OF ALHAMBRA ADDITION.

AREA: 0.78 ACRES, MORE OR LESS.

VR
Victor Rodriguez-Fernandez, L.S. 5335

5/21/09
Date



DESCRIPTION APPROVAL:

BY MSB 7/13/09
DATE

FOR MARK S BROWN
CITY SURVEYOR

EXHIBIT A
L.L.A. No. P08-0286

PARCEL B

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 5 OF ALHAMBRA ADDITION PER MAP RECORDED IN BOOK 11, PAGES 78 AND 79 OF MAPS TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF RANCHO LA SIERRA, AS PER MAP RECORDED IN BOOK 6, PAGE 70, OF MAPS BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT No. 1999-307921 OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER BEING ON THE NORTHEAST LINE OF SAID LOT 5 AND NORTH 26° 15' 24" WEST, ALONG SAID NORTHEAST LINE, 270.00 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE AT RIGHT ANGLES TO SAID NORTHEAST LINE SOUTH 63°44'36" WEST, 160.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT No. 1999-307921;

THENCE PARALLEL WITH THE SOUTHEASTERLY LINES OF WESTERN HILLS ESTATES, UNITS NO. 1 AND 2 ON FILE BOOK 29, PAGE 25 AND BOOK 30, PAGES 19 AND 20, SOUTH 63°44'36" WEST, 64.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 32°11'24" WEST, 151.53 FEET TO THE SOUTHEASTERLY LINE OF SAID WESTERN HILLS ESTATES UNIT No. 2;

THENCE SOUTH 63°44'36" WEST, ALONG SAID SOUTHEASTERLY LINE, 110.86 FEET TO THE NORTHEASTERLY LINE OF LOOKOUT TERRACE AS SHOWN ON SAID WESTERN HILLS ESTATES UNIT No. 2;

THENCE SOUTH 33°52'00" EAST ALONG SAID NORTHEASTERLY LINE 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 OF ALHAMBRA ADDITION;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, SOUTH 26°15'24" EAST, 26.82 FEET TO THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE DESCRIBED HEREIN ABOVE AS HAVING A COURSE OF SOUTH 63°44'36" WEST, 64.00 FEET;

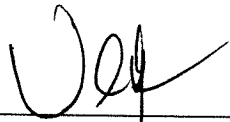
THENCE NORTH 63°44'36" EAST, ALONG SAID PROLONGATION, 109.97 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHWESTERLY 8.00 FEET THEREOF, THE

LL-P08-0286

NORTHEASTERLY LINE OF WHICH IS PARALLEL AND 33.00 FEET
NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF
LOOKOUT TERRACE AS SHOWN ON SAID MAP OF WESTERN HILLS ESTATES UNIT
NO. 2.

AREA: 0.38 ACRES, MORE OR LESS

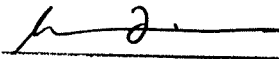


Victor Rodriguez-Fernandez, L.S. 5335
License Expires 9/30/09

5/21/09
Date

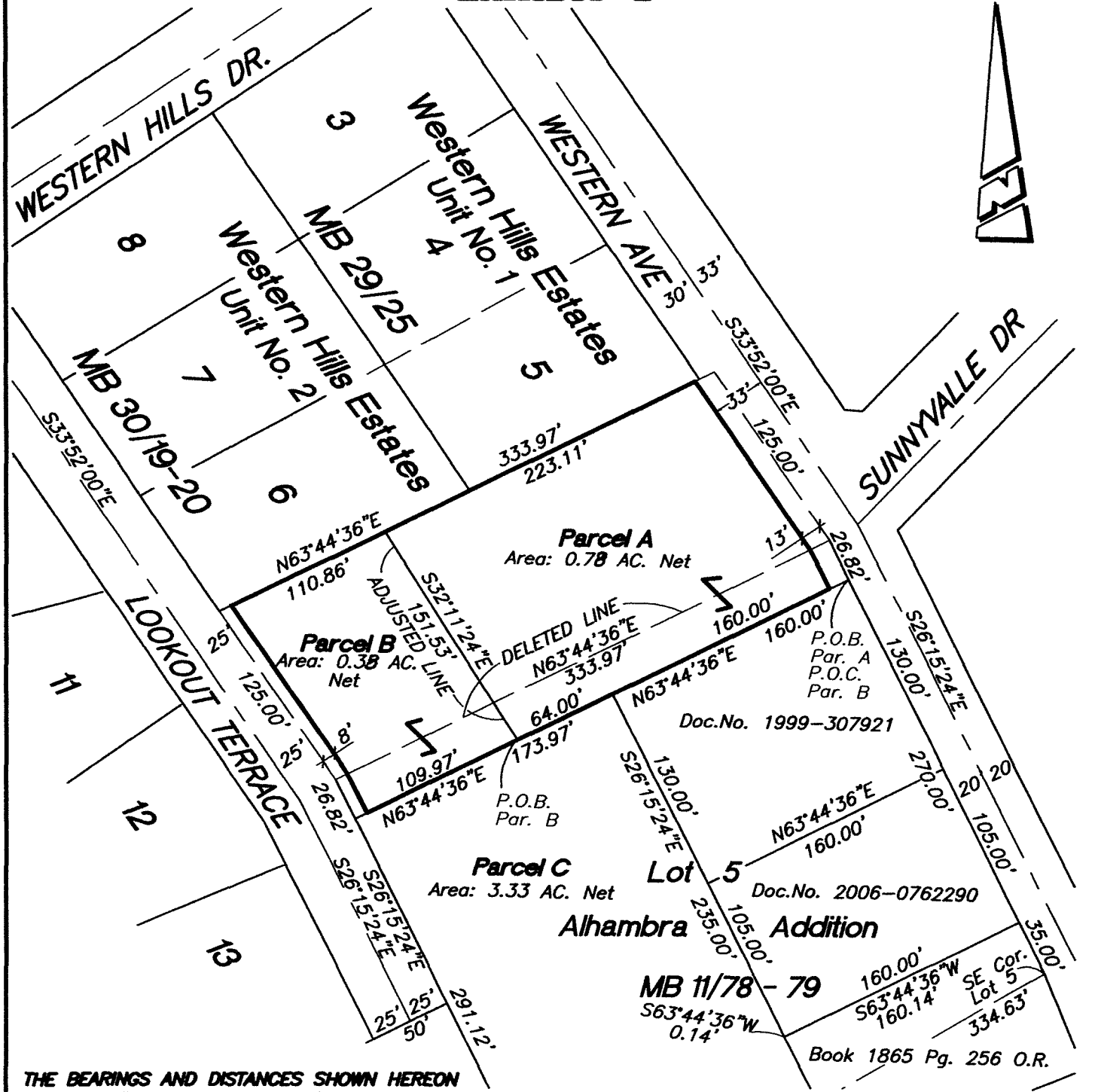


DESCRIPTION APPROVAL:

BY  7/13/09
DATE

FOR MARK S BROWN
CITY SURVEYOR

EXHIBIT B



THE BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM RECORD DATA

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.

A. A. and Associates, Riverside Ca. Lot Line Adjustment Plat

DRAWN BY: M DATE: 3/2008

SHEET 1 OF 1

SCALE: N.T.S.

SUBJECT: Parcels A and B



48-3

Recording requested by:

DOC # 2009-0365004
07/15/2009 08:00A Fee:27.00
Page 1 of 7
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:

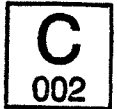
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P08-0286
APN: 154-072-023 & por. 008
Address: none

LL-P08-0286
PARCEL C



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

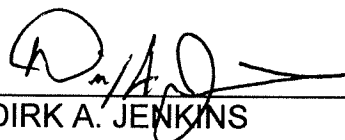
Property Owner: **Lookout Terrace Associates, LLC**

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 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:  4.20.09
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

County of Riverside } ss

On April 20, 2009, before me, Francisca Andrade, notary public, personally appeared Dirk A. 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.

Francisca Andrade

Notary Signature



EXHIBIT A
L.L.A. P08-0286

PARCEL C

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 21 OF PARCEL MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 5 OF ALHAMBRA ADDITION PER MAP RECORDED IN BOOK 11, PAGES 78 AND 79 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 21 OF PARCEL MAPS, RECORDS OF SAID COUNTY;

TOGETHER WITH THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT No. 1999-307921 OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER BEING ON THE NORTHEAST LINE OF SAID LOT 5 AND NORTH 26° 15' 24" WEST, ALONG SAID NORTHEAST LINE, 270.00 FEET FROM THE SOUTHEAST CORNER THEREOF;

THENCE AT RIGHT ANGLES TO SAID NORTHEAST LINE SOUTH 63°44'36" WEST, 160.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT No. 1999-307921 AND THE POINT OF BEGINNING;

THENCE SOUTH 26°15'24" EAST PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5, AND ALONG THE SOUTHWESTERLY LINES OF THOSE PARCELS DESCRIBED IN DOCUMENT NO. 1999-307921 AND DOCUMENT NO. 2006-0762290 235.00 FEET TO THE NORTHWEST LINE OF THAT PARCEL CONVEYED TO THOMAS ROUNTREE ET. UX. BY DEED RECORDED IN BOOK 1865, PAGE 256, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 63°44'36" WEST, ALONG SAID NORTHWEST LINE OF SAID PARCEL CONVEYED TO THOMAS ROUNTREE 0.14 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 26°49'50" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL CONVEYED TO THOMAS ROUNTREE 45.10 FEET TO THE SOUTHEAST LINE OF SAID LOT 5;


THENCE SOUTH 60°07'28" WEST ALONG SAID SOUTHEAST LINE OF LOT 5 174.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;

LL-P08-0286

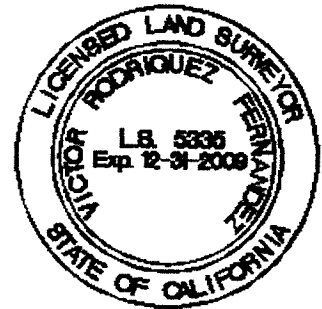
THENCE NORTH 26°15'24" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 5 291.12 FEET MORE OR LESS TO A POINT THAT IS SOUTH 26°15'24" EAST 26.82 FEET ALONG SAID SOUTHWESTERLY LINE FROM THE NORTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 63°44'36" EAST ALONG A LINE THAT IS PARALLEL WITH THE SOUTHEASTERLY LINES OF WESTERN HILLS ESTATES UNITS NO. 1 AND NO. 2 ON FILE IN BOOK 29, PAGE 25 AND BOOK 30, PAGES 19 AND 20, BOTH OF MAPS, 173.97 FEET TO THE POINT OF BEGINNING;

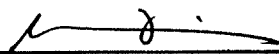
AREA: 3.33 ACRES, MORE OR LESS


Victor Rodriguez-Fernandez, L.S. 5335
License Expires 9/30/09

5/21/09
Date



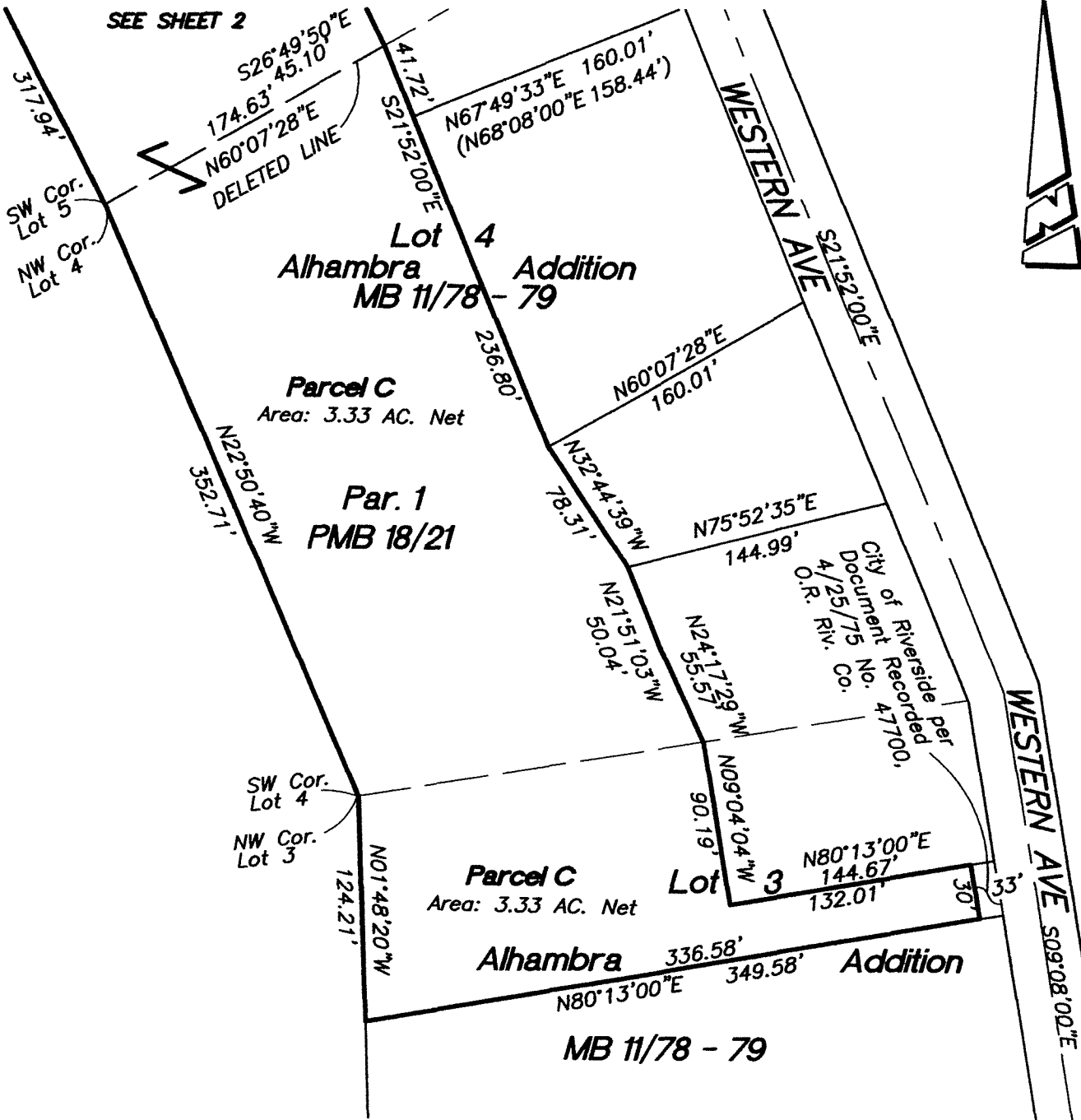
DESCRIPTION APPROVAL:

BY:  7/13/09
DATE

FOR MARK S BROWN
CITY SURVEYOR

EXHIBIT B

SEE SHEET 2



THE BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM RECORD DATA

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.

A. A. and Associates, Riverside Ca.
Lot Line Adjustment Plat

DRAWN BY: *M* DATE: 3/2008

SHEET 3 OF 3

SCALE: N.T.S.

SUBJECT: Parcel C



LL-POB-0286