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COMMERCIAL DIVISION**

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

DOC # 2019-0532828
12/24/2019 08:00 AM Fees: \$0.00
Page 1 of 5
Recorded In Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: SOPHIA #466

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0286 Par B
APN: 263-030-085 & Por. APN 263-030-082
Address: 5946 Sycamore Canyon Blvd.

**LL-P19-0286
PARCEL B**

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

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **Sunrise Riverside, 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 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.**

112732-X23

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curtis C. Stephens 12/19/19
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On Dec. 19, 2019, before me, Patricia V. Villa,
notary public, personally appeared, Curtis C. Stephens

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

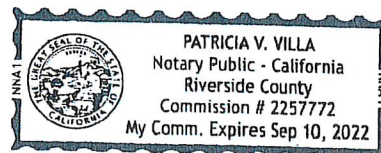


EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P19-0286

A.P.N.: 263-030-085 & PORTION OF A.P.N.: 263-030-082

PARCEL "B"

PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT MERGER P16-0106, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, EVIDENCED BY DOCUMENT RECORDED OCTOBER 25, 2015, AS DOCUMENT NO. 2016-0468847, OFFICIAL RECORDS OF SAID COUNTY;

TOGETHER WITH THAT PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-P14-0441, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, EVIDENCED BY DOCUMENT RECORDED MARCH 3, 2015, AS DOCUMENT NO. 2015-0082670, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT LL-P14-0441, SAID CORNER BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SYCAMORE CANYON BOULEVARD, 52.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES, THAT CERTAIN CENTERLINE OF SYCAMORE CANYON BOULEVARD, SHOWN AS BOX SPRINGS BOULEVARD ON PARCEL MAP 20166 FILED IN BOOK 131 OF PARCEL MAPS, PAGES 11 AND 12, RECORDS OF SAID COUNTY; THENCE, NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT LL-P14-0441, NORTH 12°50'31" WEST 1.64 FEET; THENCE, LEAVING SAID SOUTHWESTERLY LINE, NORTH 77°14'26" EAST 267.42 FEET; THENCE, SOUTH 12°51'04" EAST 270.14 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT LL-P14-0441; THENCE, SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, SOUTH 22°58'40" WEST 11.83 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT LL-P14-0441; THENCE, NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT LL-P14-0441, NORTH 12°25'38" WEST 278.49 FEET; THENCE, SOUTH 77°09'27" WEST 259.56 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL DEDICATED TO THE CITY OF RIVERSIDE AS RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES BY DEED RECORDED APRIL 18, 2016 AS DOCUMENT NO. 2016-0152528, OFFICIAL RECORDS OF SAID COUNTY, SAID NORTHEASTERLY CORNER BEING 55.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES, SAID CENTERLINE OF SYCAMORE CANYON BOULEVARD; THENCE, SOUTH 77°09'27" WEST 3.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINS 10.25 ACRES (446,399 SQ. FT.), MORE OR LESS.


MICHAEL A. MEDOFER DATE
L.S. 7385 EXP. 12/31/2021





PROPERTY CONVEYED BY FINAL ORDER OF CONDEMNATION
11/24/2004
INST. NO. 2004-942383 O.R.

PORTION OF BOX SPRINGS BLVD. VACATED

PARCEL "A"
LL-P14-0441
INST. NO. 2015-0082670 O.R.
REC. 3/03/15

PARCEL "A"
8.78 ACRES

BOX SPRINGS BLVD. REALIGNMENT PER DEED REC. 07/07/1994 INST. NO. 273439 O.R.

SEE DETAIL 'B' ON SHEET NO. 2

NEW LOT LINE

P.O.B.

NEW LOT LINE

OLD LOT LINE

PARCEL "B"
10.25 ACRES

PARCEL "A"
MERGER-P16-0106
INST. NO. 2016-0468847 O.R.
REC. 10/25/16

SEE DETAIL 'A' ABOVE

DETAIL 'A'
NO SCALE

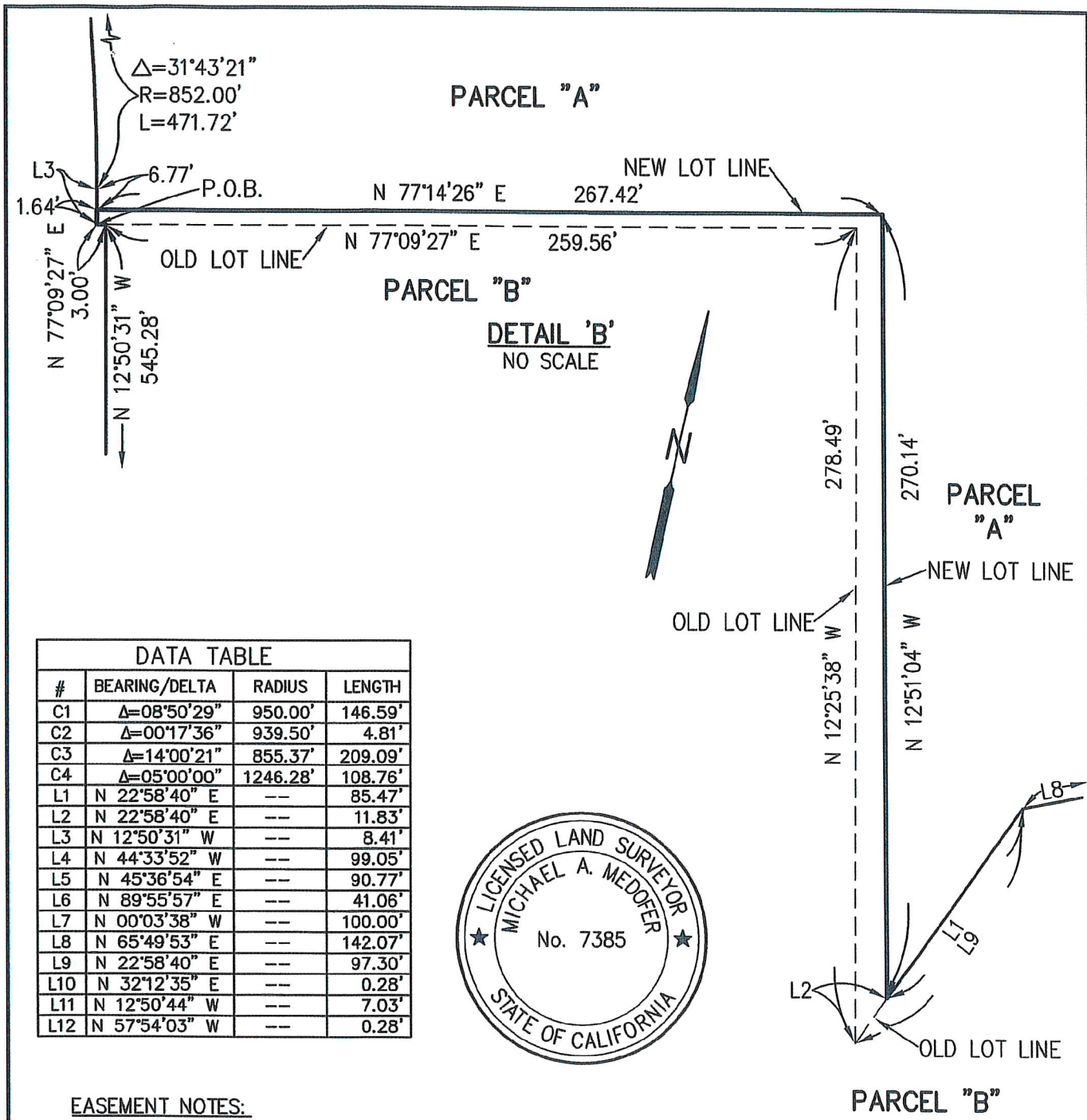


Michael A. Medofer
MICHAEL A. MEDOFER
L.S. 7385 EXP. 12/31/21
12/19/19

SECTION 4, T.3 S., R. 4 W., S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AND IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 2	W.O.
SCALE: 1"=200'	DRAWN BY: MAM CHECKED BY: MAM	DATE: 9/11/2019 DATE: 9/11/2019	SUBJECT: LOT LINE ADJUSTMENT



DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C1	$\Delta=08^{\circ}50'29''$	950.00'	146.59'
C2	$\Delta=00^{\circ}17'36''$	939.50'	4.81'
C3	$\Delta=14^{\circ}00'21''$	855.37'	209.09'
C4	$\Delta=05^{\circ}00'00''$	1246.28'	108.76'
L1	N 22°58'40" E	---	85.47'
L2	N 22°58'40" E	---	11.83'
L3	N 12°50'31" W	---	8.41'
L4	N 44°33'52" W	---	99.05'
L5	N 45°36'54" E	---	90.77'
L6	N 89°55'57" E	---	41.06'
L7	N 00°03'38" W	---	100.00'
L8	N 65°49'53" E	---	142.07'
L9	N 22°58'40" E	---	97.30'
L10	N 32°12'35" E	---	0.28'
L11	N 12°50'44" W	---	7.03'
L12	N 57°54'03" W	---	0.28'



EASEMENT NOTES:

- (E) ESMT.REC. 7/31/07 AS DOC. NO. 2007-494529 O.R.
- (F) ESMT.REC. 2/25/15 AS DOC. NO. 2015-0074283 O.R.
- (G) ESMT.REC. 4/18/16 AS DOC. NO. 2016-0152528 O.R.

Michael A. Medofer
 MICHAEL A. MEDOFER
 L.S. 7385 EXP. 12/31/21
 12/19/19
 SECTION 4, T.3 S., R. 4 W., S.B.M.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AND IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 2 OF 2	W.O.
SCALE: N/A	DRAWN BY: MAM CHECKED BY: MAM	DATE: 9/11/2019 DATE: 9/11/2019	SUBJECT: LOT LINE ADJUSTMENT