

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2011-0542871
12/08/2011 11:40A Fee:27.00
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Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

And when recorded, mail to:

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



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Project: P10-0402
APN: 221-070-003 - 005
Address: 4135 Chicago Ave.

**LL-P10-0402
PARCELS 1 & 2**



**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: **Sugarbush Properties-1, LP, a California limited partnership**

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:  6/17/11
DIRK A. JENKINS DATE
PRINCIPAL PLANNER

State of California

County of Riverside } ss

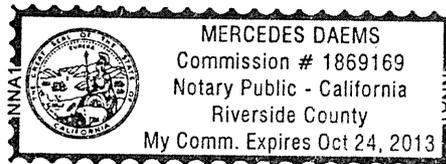
On June 17, 2011, before me, MERCEDES DAEMS,
notary public, personally appeared, Dirk A. Jenkins

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



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EXHIBIT A

PARCEL 1

BEING A PORTION OF LOT 1 AND LOT 8 OF THE CASTLEMAN'S ADDITION TO RIVERSIDE AS RECORDED IN BOOK 3, PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, SAID CORNER ALSO BEING ON THE CENTERLINE OF 12th STREET (66' WIDE);

THENCE NORTH 00°16'50" EAST 285.00 FEET ALONG THE WESTERLY LINE OF LOT 8 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°36'22" EAST 156.53';

THENCE NORTH 00°09'03" EAST 309.62' TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 28.49 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 14.99 FEET THROUGH A CENTRAL ANGLE OF 30°08'25" TO A TANGENT LINE;

THENCE NORTH 29°59'22" WEST 74.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 31.49 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 16.70 FEET THROUGH A CENTRAL ANGLE OF 30°23'27" TO A TANGENT LINE;

THENCE NORTH 00°24'05" EAST 286.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 31.49 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 16.70 FEET THROUGH A CENTRAL ANGLE OF 30°23'27" TO A NON-TANGENT LINE;

THENCE NORTH 00°15'16" EAST 107.21 FEET;

THENCE NORTH 89°43'18" WEST 106.56 FEET TO THE WESTERLY LINE OF SAID LOT 1;

THENCE SOUTH 00°16'50" WEST 813.33 FEET ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 2.4271 ACRES.

PREPARED UNDER MY SUPERVISION


C.J. QUEYREL LS 2988 DATE



PLANS PREPARED BY:
ANACAL ENGINEERING CO.
CIVIL ENGINEERING & LAND SURVEYING
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~
ANAHEIM, CALIFORNIA 92805
PHONE : (714)774-1763 FAX: (714)774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com

BY: R.W.J.	
DATE: 8-1-11	
SCALE: NONE	JOB NO. 10-026
LOCATION: CITY OF RIVERSIDE CALIFORNIA	SHEET NO. 1 OF 2



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LL-PI0-0402

EXHIBIT A

PARCEL 2

BEING A PORTION OF LOT 1 AND LOT 8 OF THE CASTLEMAN'S ADDITION TO RIVERSIDE AS RECORDED IN BOOK 3, PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING ON THE CENTERLINE OF 12th STREET (66' WIDE);
 THENCE NORTH 00°16'50" EAST 33.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 12th STREET AND THE TRUE POINT OF BEGINNING;
 THENCE NORTH 00°16'50" EAST 252.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 8;
 THENCE LEAVING SAID WESTERLY LINE SOUTH 89°36'22" EAST 156.53 FEET;
 THENCE NORTH 00°09'03" EAST 309.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 28.49 FEET;
 THENCE NORTHWESTERLY ALONG SAID CURVE 14.99 FEET THROUGH A CENTRAL ANGLE OF 30°08'25" TO A TANGENT LINE;
 THENCE NORTH 29°59'22" WEST 74.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 31.49 FEET;
 THENCE NORTHEASTERLY ALONG SAID CURVE 16.70 FEET THROUGH A CENTRAL ANGLE OF 30°23'27" TO A TANGENT LINE;
 THENCE NORTH 00°24'05" EAST 286.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 31.49 FEET;
 THENCE NORTHEASTERLY ALONG SAID CURVE 16.70 FEET THROUGH A CENTRAL ANGLE OF 30°23'27" TO A NON-TANGENT LINE;
 THENCE NORTH 00°15'16" EAST 107.21 FEET;
 THENCE NORTH 89°43'18" WEST 106.56 FEET TO THE WEST LINE OF SAID LOT 1;
 THENCE NORTH 00°16'50" EAST 248.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSITY AVENUE;
 THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°44'25" EAST 214.54 FEET;
 THENCE SOUTH 82°59'36" EAST 91.79 FEET;
 THENCE NORTH 89°29'40" EAST 257.02 FEET;
 THENCE SOUTH 51°59'26" EAST 29.36 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CHICAGO AVENUE;
 THENCE SOUTH 00°07'00" WEST 1286.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 12th STREET;
 THENCE NORTH 89°36'22" WEST 589.57 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 15.1986 ACRES.

DESCRIPTION APPROVAL:

BY: [Signature] DATE 8/29/11

FOR: MARK S. BROWN
CITY SURVEYOR



PREPARED UNDER MY SUPERVISION

[Signature] 8-18-11
 C.J. QUEYREL LS 2988 DATE



PLANS PREPARED BY:
ANACAL ENGINEERING CO.
 CIVIL ENGINEERING & LAND SURVEYING
 1900 EAST LA PALMA AVENUE ~ SUITE 202 ~
 ANAHEIM, CALIFORNIA 92805
 PHONE : (714)774-1763 FAX: (714)774-4690
 E-MAIL ADDRESS: anacal@anacalengineering.com

BY: R.W.J.	
DATE: 8-1-11	
SCALE: NONE	JOB NO. 10-026
LOCATION: CITY OF RIVERSIDE CALIFORNIA	SHEET NO. 2 OF 2



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