

Recording requested by:

DOC # 2004-0266963

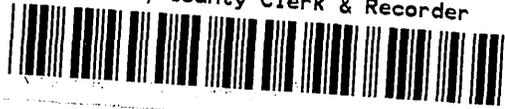
04/13/2004 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso

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

Project: P03-0793
APN: 231-200-018 & 231-200-019
Address: 8330 Indiana Ave

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LL- P03-0793



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RIVERSIDE PROPERTIES, LLC, a 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 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: J. Orso 4/16/04
PRINCIPAL PLANNER DATE



GENERAL ACKNOWLEDGEMENT

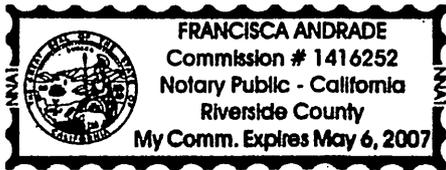
State of California }
County of Riverside } ss

On 4-6-04, before me Francisca Andrade
(date) (name)

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

John A. Swiecki
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"

LOT "A"

THOSE PORTIONS OF LOTS 1 AND 8 IN BLOCK 32 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS AND THOSE PORTIONS OF THE RIVERSIDE WATER COMPANY CANAL, ADJOINING BIRCHES SUBDIVISION AS SHOWN ON A MAP ON FILE IN BOOK 4, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF THE 2.59 ACRE PARCEL, AS SHOWN ON MAP ON FILE IN BOOK 74, RECORDS OF SURVEY, AT PAGE 19 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 21° 01' 44" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 60.37 FEET; THENCE NORTH 10° 36' 44" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 100.86 FEET; THENCE NORTH 05° 58' 55" WEST, A DISTANCE OF 344.63 FEET; THENCE NORTH 06° 51' 54" WEST, A DISTANCE OF 93.50 FEET; THENCE NORTH 02° 57' 06" EAST, A DISTANCE OF 78.10 FEET; THENCE NORTH 10° 56' 54" EAST, A DISTANCE OF 69.07 FEET; THENCE NORTH 13° 44' 56" EAST, A DISTANCE OF 99.61 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF 3.25 ACRE PARCEL AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE NORTH 22° 37' 25" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 121.56 FEET; THENCE NORTH 56° 00' 00" EAST, A DISTANCE OF 28.84 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 27, 1985 AS INSTRUMENT NO. 140607, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE TERMINUS OF THE LINE BEING DESCRIBED.

EXCEPTING FROM LOT 1 THE NORTHWESTERLY RECTANGULAR 4 FEET AND ALSO THE NORTHEASTERLY 4 FEET AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 17, 1958 AS INSTRUMENT NO. 28077, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF RIVERSIDE FOR WIDENING OF ADAMS STREET AND INDIANA AVENUE BY DEED RECORDED SEPTEMBER 24 1965 AS INSTRUMENT NO. 109926, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 1 AND LOT 8 CONVEYED TO THE CITY OF RIVERSIDE FOR WIDENING OF ADAMS STREET AND INDIANA AVENUE BY DEED RECORDED JANUARY 27 1999 AS INSTRUMENT NO. 1999-32197, OFFICIAL RECORDS.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12.588 ACRES, MORE OR LESS.

PREPARED BY:
MADISON ENGINEERING
109 N. MAPLE STREET- SUITE C
CORONA, CA 92880


FRANK CORREIA, L.S. NO. 6927

3-14-07
DATE



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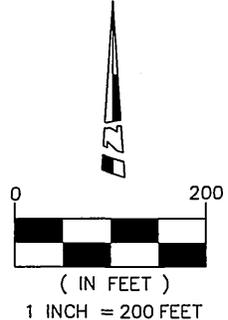
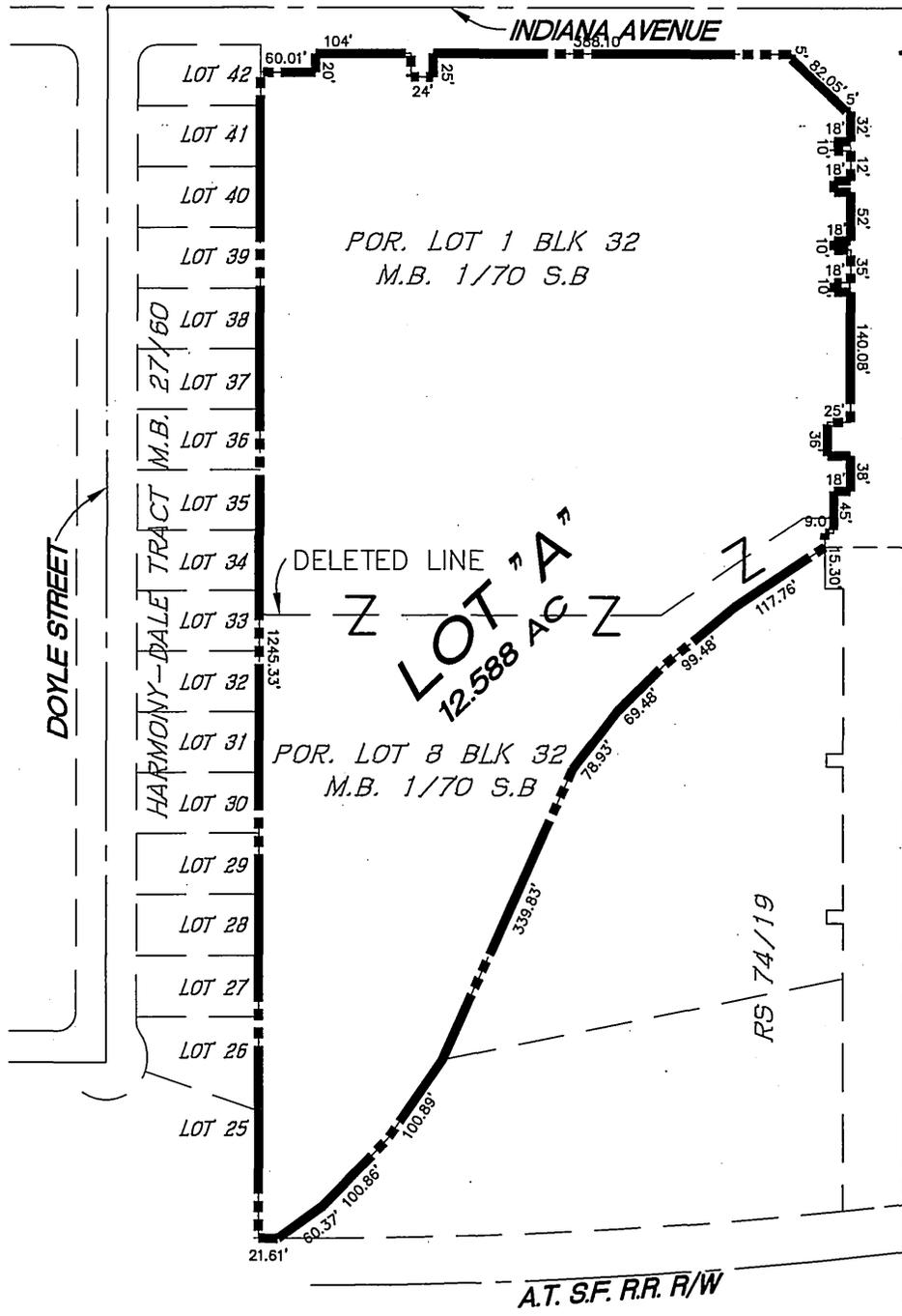


LOT CONSOLIDATION No. P03-0793

THOSE PORTIONS OF LOTS 1 AND 8 IN BLOCK 32 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY,
AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS AND
THOSE PORTIONS OF THE RIVERSIDE WATER COMPANY CANAL, ADJOINING BIRCHES SUBDIVISION AS
SHOWN ON A MAP ON FILE IN BOOK 4, PAGE 98 OF MAPS, RIVERSIDE COUNTY RECORDS

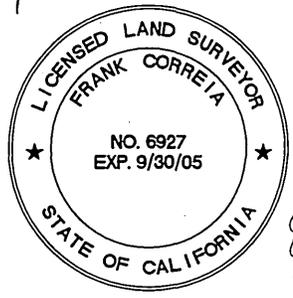
OWNER:
RIVERSIDE PROPERTIES, LLC
8330 INDIANA AVENUE
RIVERSIDE, CA 92504
APN #231-20-018 & 019

2004-0266863
04/13/2004 08:00R
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CORONA, CA 92880

Frank Correia 3-14-04
FRANK CORREIA, L.S. NO. 6927



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67-5
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ME0002 12/08/03

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