

Recording requested by:

DOC # 2011-0414140  
09/19/2011 11:59A Fee:33.00  
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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Project: LL-032-012 Par B  
APN: 145-331-011  
Address: 4664 Challen Ave

LL-032-012

34-



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): Angelo and Diana Pazmino, husband and wife as joint tenants.

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 parcel(s) 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. A. S. L. 4/12/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside }

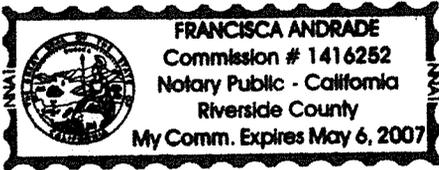
ss

On 4-12-04, 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:

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



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03/19/2011 11:59A  
2 of 7

**EXHIBIT "A"**  
**PROPERTY OF**  
**ANGELO & DIANA PAZMINO**

Lot 24 and a portion of Lot 18, as shown on Tract No. 7925, as filed in Book 94, Pages 29 through 34, inclusive, of Maps, in the Office of the Recorder of the County of Riverside, State of California, more particularly described as follows:

**BEGINNING** at the Southeasterly corner of said Lot 24;

THENCE, along the Southeasterly line of said Lot 24, South 42°39'49" West, a distance of 115.00 feet, to the most Southerly corner of said Lot 24;

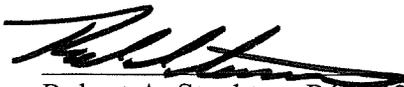
THENCE, along the Southwesterly line of said Lot 24, North 41°21'34" West, a distance of 33.54 feet;

THENCE, North 49°23'05" West, a distance of 87.17 feet to the Northerly line of said Tract No. 7925;

THENCE, along said Northerly line, North 69°13'33" East, a distance of 133.48 feet to a point on the Westerly 40.00 foot half width sideline of Challen Avenue, as shown on said Tract No. 7925, said point being the beginning of a non-tangent 390.11 foot radius curve, concave Easterly, a radial bears South 51°37'46" West;

THENCE, Southerly, along said sideline and the arc of said curve, through a central angle of 8°57'50", a distance of 61.03 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 0.240 acres, more or less.

  
Robert A. Stockton, RCE 33591

4/5/11  
Date  
F:\14208\Legals\adjlot24.doc



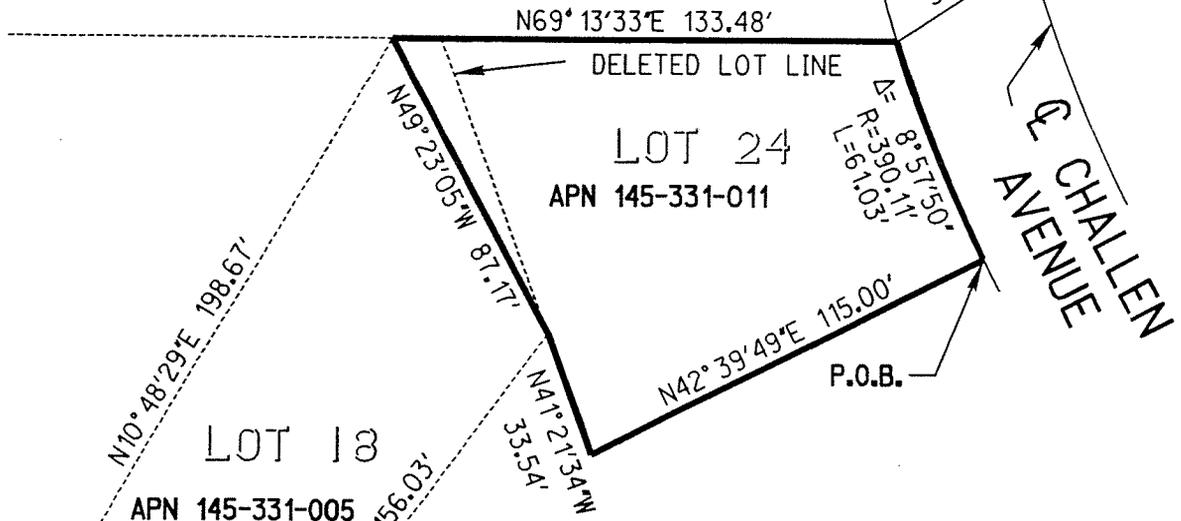
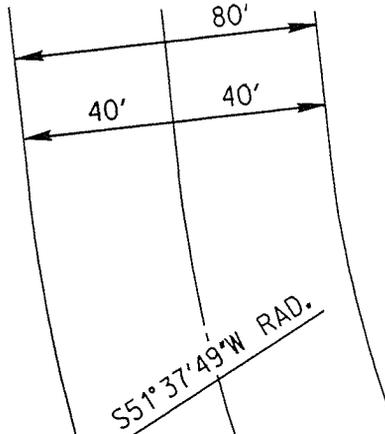
2011-0414140  
09/19/2011 11:59A  
3 of 7

DESCRIPTION APPROVED 4, 4, 04  
  
REGISTERED CIVIL ENGINEER

LL-032-012



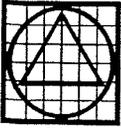
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09/19/2011 11:58A  
4 of 7



TRACT NO. 7925  
MB 94 /29-34



LL-032-012



# RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson  
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

EXHIBIT "B"  
PROPERTY OF:  
ANGELO & DIANA PAZMINO

SCALE: 1"=50' DATE: JAN. 8, 2003

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that (I)(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 one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.100 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated 8/29/2011

Angelo Pazmino  
Signature  
ANGELO PAZMINO  
Print Name

Dated 8-29-2011

Diana Pazmino  
Signature  
DIANA PAZMINO  
Print Name

State of California

County of RIVERSIDE } ss

On 8/29/2011, before me, MIR HADI VAHABI,

notary public, personally appeared, ANGELO PAZMINO, DIANA PILAR PAZMINO

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.

*SEE NEXT PAGE*

WITNESS my hand and official seal.

Mir Hadi Vahabi  
Notary Signature



2011-0414148  
08/19/2011 11:59A  
5 of 7



LL-032-012

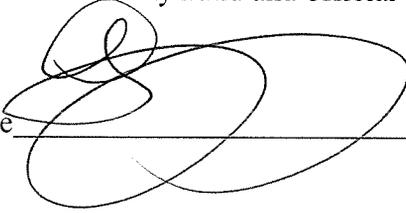
State of California )  
County of Orange )

On September 9, 2011, before me, Lynne Shertzer Cianflone, Notary Public, personally appeared Angelo Pazmino and Diana Pazmino, 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 (Grant Deed) 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 \_\_\_\_\_



(Seal)



2011-0414140  
09/19/2011 11:59A  
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LL-032-012



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Lower RT corner of Exh "A" to Grant deed:

" Description Approved 4/9/04

[Signature]

Surveyor City of Riverside "

Plot Date 05/Apr -2004 IN 14208

2011-0414148  
08/19/2011 11:59A  
7 of 7



Date:

9/9/2011

Signature:

*Angelo Pazzino*

Print Name:

ANGELO PIZZINO

Recording requested by:

DOC # 2011-0414141  
09/19/2011 11:59A Fee:30.00  
Page 1 of 6  
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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Project: LL-032-012 Par A  
APN: 145-331-005  
Address: 4669 Boardwalk

**LL-032-012**

31



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): CECILIA RIOS, Trustee, of the FAMILY TRUST OF CECILIA RIOS, under declaration of trust dated August 27, 2002.

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 parcel(s) 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: JLWASL 9/12/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

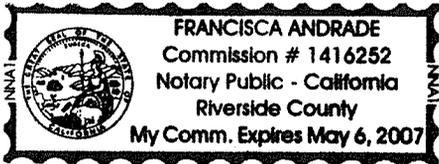
State of California }  
County of Riverside } ss

On 4-12-04, before me Francisca Andrade  
(date) (name)

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

John A. Sawiecki  
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:

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



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03/19/2011 11:59A  
2 of 6

**EXHIBIT "A"**  
**PROPERTY OF**  
**FAMILY TRUST OF CECILIA RIOS**

That portion of Lot 18, as shown on Tract Map 7925, as filed in Book 94, Pages 29 through 34, inclusive, of Maps, in the Office of the Recorder of the County of Riverside, State of California, more particularly described as follows:

**BEGINNING** at the most Southerly corner of said Lot 18;

THENCE, along the Easterly line of said Lot 18, North 16°18'47" East, a distance of 156.03 feet to the most Westerly corner of said Lot 18;

THENCE, North 49°23'05" West, a distance of 87.17 feet to the Northerly line of said Tract 7925;

THENCE, along the Westerly line of said Lot 18, South 10°48'29" West, a distance of 198.67 feet to the most Westerly corner of said Lot 18, said corner beginning of a non-tangent 358.00 foot radius curve, concave Southwesterly, a radial bears North 5°54'59" East;

THENCE, Southeasterly, along the Southerly line of said Lot 18 and arc of said curve, through a central angle of 9°43'17", a distance of 60.74 feet to the **POINT OF BEGINNING**.

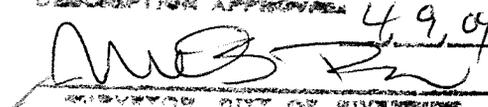
The above-described parcel contains 0.279 acres, more or less.

  
\_\_\_\_\_  
Robert A. Stockton, RCE 33591

4/5/14  
\_\_\_\_\_  
Date



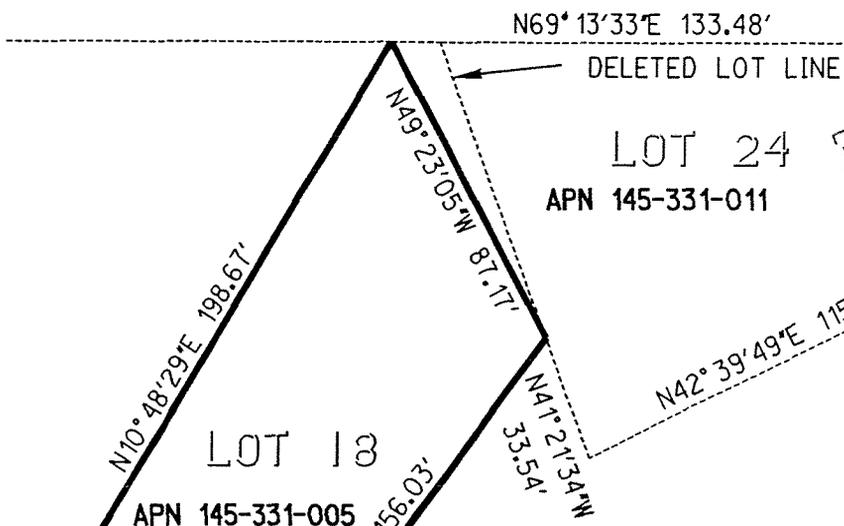
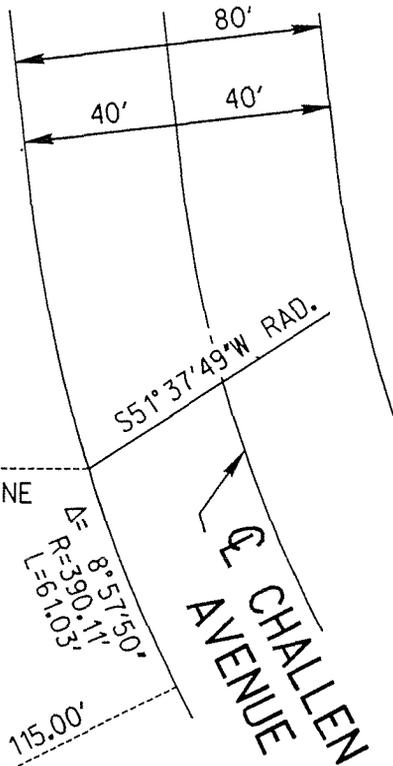
2011-0414141  
03/19/2011 11:59A  
3 of 6

DESCRIPTION APPROVED 49 of  
  
\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER

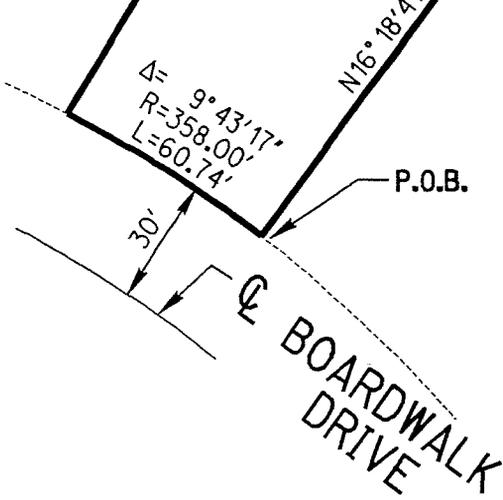
LL-032-012



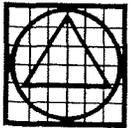
2011-0414141  
09/19/2011 11:58A  
4 of 6



TRACT NO. 7925  
MB 94 / 29-34



LL-032-012



# RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson  
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

EXHIBIT "B"  
PROPERTY OF:  
CECILIA RIOS

SCALE: 1"=50' | DATE: JAN. 8, 2003

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that I(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 one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated 11-15-2010

Cecilia Rios  
Signature

CECILIA RIOS  
Print Name

Dated 11-15-2010

Cecilia Rios  
Signature

CECILIA RIOS  
Print Name

State of California

County of Riverside }

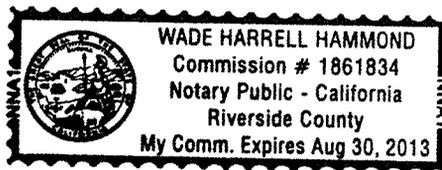
SS

On November 15, 2010, before me, WADE HARRELL HAMMOND, a notary public personally appeared Cecilia Rios 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.

Wade Harrell Hammond  
Notary Signature



2011-0414141  
09/19/2011 11:59A  
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LL-032-012



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

EXHIBIT "A" of GRANT DEED; LOWER RIGHT CORNER:

"DESCRIPTION APPROVED 4/9/04  
[SIGNATURE]

SURVEYOR CITY OF RIVERSIDE "

PLOT DATE 05-APR-2004 IN 14208

2011-0414141  
09/19/2011 11:58AM  
6 of 6



Date: 9/11/2011

Signature: *Angel Pazmino*

Print Name: ANGEL PAZMINO

LL-032-012