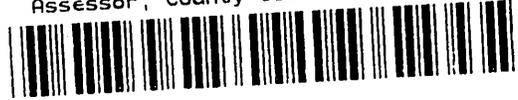


Recording requested by:

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

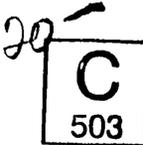
DOC # 2007-0058107
01/25/2007 08:00A Fee: 19.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 503

Project: P06-1240 LLA
APN: 229-101-034, 036, 048 & 050
Address: 3210 Mary Street

LL-P06-1240



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: RALPH H. CHRISTIANSEN and PAMELA D. CHRISTIANSEN, as Co-Trustees
of the Christiansen Family Trust under deed of trust dated July 19, 1991

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 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: Craig Aaron 12-08-06
CRAIG AARON DATE
DEPUTY PLANNING DIRECTOR

GENERAL ACKNOWLEDGEMENT

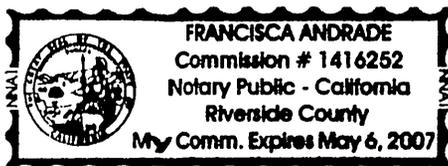
State of California }
County of Riverside } SS

On 12-8-06, before me Francisca Andrade
(date) (name)

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

Jeffrey A. Belier
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:



2007-0058107
01/25/2007 08:00A
2 of 5

January 8, 2007

W.O. 1307-001

EXHIBIT "A"
ADMINISTRATIVE PARCEL MERGER NO. P06-1240

PARCEL "A"

Lots 12, 13, 16 through 18 and the Northeasterly 70.00 feet of Lots 14 and 15, in Block 7 of Orange Acres No. 2 in the City of Riverside, County of Riverside, State of California as shown by map on file in Book 14 of Maps at Page 2 thereof, Records of said County.

EXCEPTING THEREFROM that portion of said Lot 12, more particularly described as Parcel 1 of Certificate of Compliance PMW-30-867, recorded April 15, 1987 as inst. no. 104042, Official Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded February 7, 1987, as instrument no. 43676, Official Records of Riverside County, California, said most Westerly corner being in a line parallel with and distant 33.00 feet Northwesterly, as measured at right angles, to the centerline of Coolidge Avenue as shown on said Orange Acres No. 2;

Thence N.33°51'W., along the Southwesterly line of said Lot 12, a distance of 140.00 feet;

Thence N.56°09'E., parallel to the Southeasterly line of said Lot 12, a distance of 75.00 feet to a point in the Northeasterly line of said Lot 12;

Thence S.33°51'E., along the Northeasterly line of said Lot 12, a distance of 140.00 feet to a point on the Northwesterly line of said parcel of land conveyed to the City of Riverside;

Thence S.56°09'W., along last mentioned Northwesterly line and said parallel line, a distance of 75.00 feet to said point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Lot 13, more particularly described as Parcel 2 of Certificate of Compliance CU-030-923, recorded January 3, 1994 as inst. no. 000178, Official Records of Riverside County, California, described as follows:

Beginning at the most Northerly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded February 7, 1987, as instrument no. 43676, Official Records of Riverside County, California, said most Northerly corner being in a line parallel with and distant 33.00 feet Northwesterly, as measured at right angles, to the centerline of Coolidge Avenue as shown on said Orange Acres No. 2;



2007-0058107
01/25/2007 08:00A
3 of 5

LL-P06-1240

Thence N.33°51'W. along the Northeasterly line of said Lot 13, a distance of 140.00 feet to a point therein;

Thence S.56°09'W. parallel to the Southeasterly line of said Lot 13, a distance of 75.00 feet to a point in the Southwesterly line of said Lot 13;

Thence S.33°51'E. along the Southwesterly line of said Lot 13, a distance of 140.00 feet to a point in the Northwesterly line of the parcel of land conveyed to the City of Riverside as aforesaid;

Thence N.56°09'E. along said Northwesterly line and said parallel line, a distance of 75.00 feet to said point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Lot 14 as conveyed to the City of Riverside by Deed, recorded November 24, 1993 as inst. no. 470656, Official Records of Riverside County, California.

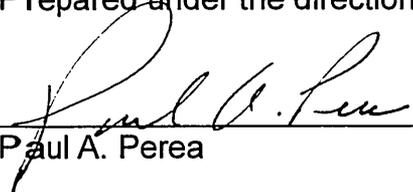
ALSO EXCEPTING THEREFROM that portion of Mary Street as conveyed to the City of Riverside by Deed, recorded April 25, 1986 as inst. no. 95310, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion of Mary Street as conveyed to the City of Riverside by Deed, recorded July 23, 1971 as inst. no. 82165, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM all of Mary Street and Coolidge Avenue as granted to the City of Riverside by Grant of Easement, recorded December 20, 2006 as inst. no. 931641, Official Records of Riverside County, California.

The above described parcel of land contains 2.641 acres, more or less.

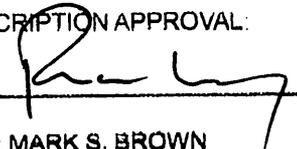
Prepared under the direction of:


Paul A. Perea L.S. 6199

01-08-07
Date



DESCRIPTION APPROVAL:

BY:  1.12.07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



2007-0058107
01/25/2007 08:00A
4 of 5

LL-PO6-1240

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ADMINISTRATIVE PARCEL MERGER No. P06-1240

ALL OF LOT 16 & A PORTION OF LOTS 12 - 15, 17, & 18 IN BLOCK 7
OF ORANGE ACRES NO. 2 PER M.B. 14/2, RECORDS OF RIV. CO., CA.

SCALE: 1"=80'

Deed to the City of Riverside,
Rec. 11/24/93 as inst. no.
470656, O.R. Riv. Co., Ca.

LELAND AVENUE

MARY STREET

STREET

COOLIDGE AVENUE

SANTA FE RAIL ROAD

ORANGE ACRES NO. 2 M.B. 14/2

PARCEL "A" 2.641 AC.

BLOCK 7



S 30 E
66 85 266 53 16
297-8958187
618500-662

Deed to the City of Riverside,
Rec. 7/23/71 as inst. no.
82165, O.R. Riv. Co., Ca.
18

Deed to the City of Riverside,
Rec. 4/25/86 as inst. no.
95310, O.R. Riv. Co., Ca.
17

Grant of Easement to the City of
Riverside, Rec. 12/20/06 as inst.
no. 931641, O.R. Riv. Co., Ca.
16

Parcel 2 per C.O.C.,
Rec. 1/3/94 as
inst. no. 000178,
O.R. Riv. Co., Ca.

Parcel 1 per C.O.C.,
Rec. 4/15/87 as
inst. no. 104042,
O.R. Riv. Co., Ca.

Grant of Easement to the City of
Riverside, Rec. 12/20/06 as inst.
no. 931641, O.R. Riv. Co., Ca.

Deed to the City of Riverside, Rec. 2/7/87
as inst. no. 43676, O.R. Riv. Co., Ca.



OWNER:
Ralph H. Christiansen, Inc.
3248 Mary Street
Riverside, CA. 92506
ASSESSOR'S PARCEL No.
229-101-034 229-101-036
229-101-048 229-101-050

PREPARED BY:
PSOMAS
2010 Iowa Avenue, Suite 110
Riverside, CA 92507
(951) 683-5234 Fax (951) 683-5301
W.O. 1307-001

LL-P06-1240