

5 Advantage Title, Inc.

Recording requested by:

1102954-50

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

DOC # 2011-0422641

09/23/2011 08:53 AM Fees: \$24.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: CARAGON

FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P11-0290  
7755-69 Indiana Avenue  
A.P.N. 230-100-014

**LL – P11-0290**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): A. C. Nejedly and Shirley J. Nejedly, Trustees of The Nejedly Family Trust, as created by that second amended and restated Declaration of Trust, as amended dated 8/23/2005.

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 (1) 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.**

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ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By:  Erin Gettis, Interim Principal Planner  
Date 9/12/11

State of California

County of Riverside } ss

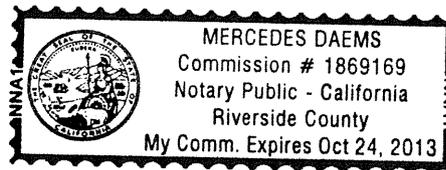
On Sept. 19, 2011, before me, MERCEDES DAEMS,  
notary public, personally appeared, Erin Gettis

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



**EXHIBIT A  
LEGAL DESCRIPTION**

That portion of Parcel 2 of the land conveyed to A.C. Nejedly and Shirley J. Nejedly, Trustee of the Nejedly Family Trust as created by that second Amended and Restated Declaration of Trust, as amended, dated August 23, 2005 by deed recorded August 24, 2011 as Instrument No. 2011-0374362, Official Records of Riverside County, California, more particularly described as follows;

Parcel 2 of said deed;

EXCEPTING therefrom, the northeasterly 12.00 feet of said Parcel 2;

ALSO EXCEPTING therefrom the northwesterly 26.00 feet of the northeasterly 16.80 feet of said Parcel 2.

Contains 0.408 acres, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



  
\_\_\_\_\_  
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-12

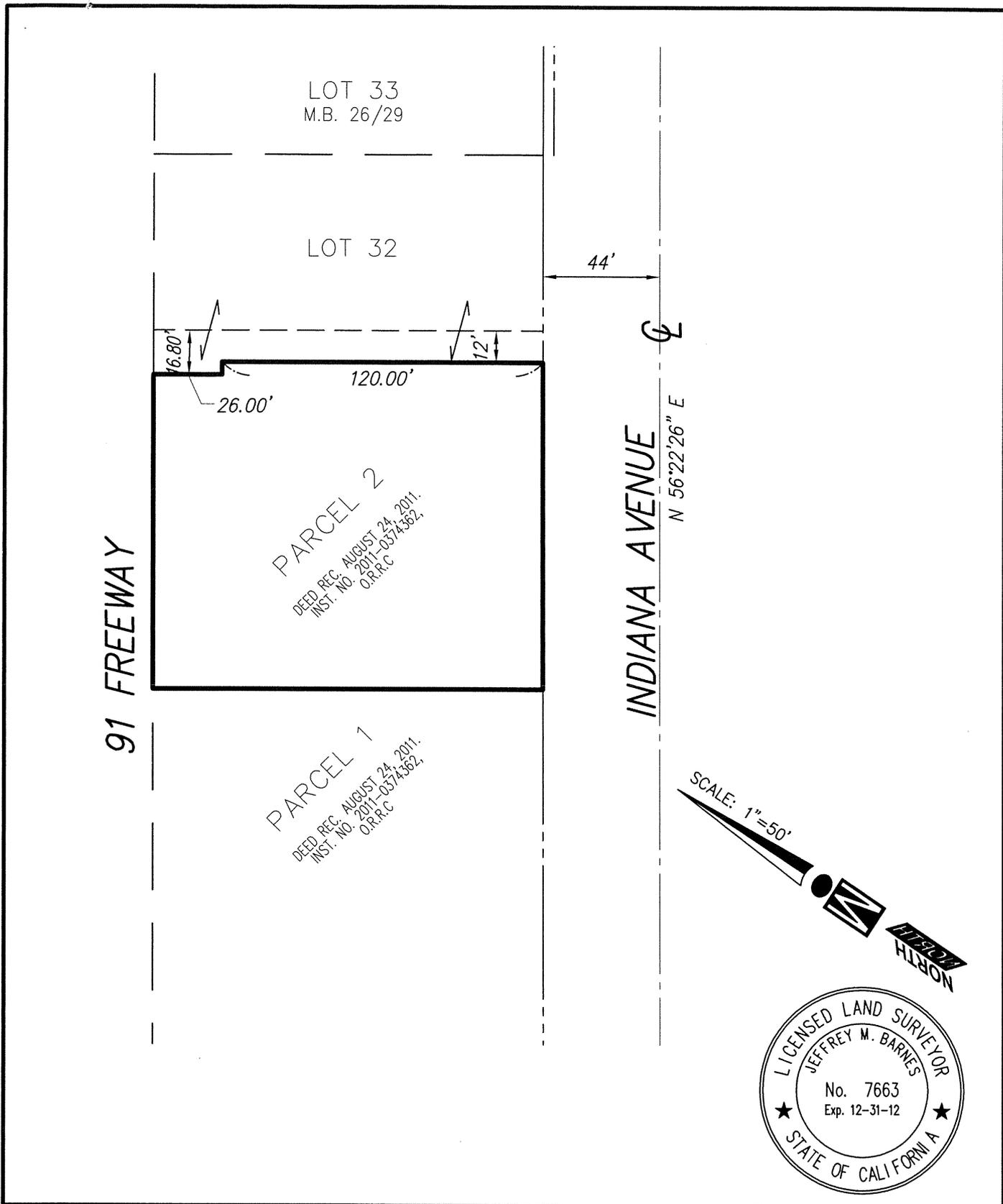
9-19-2011

Date

DESCRIPTION APPROVAL:

BY:  Sept. 20, 2011  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



**IW Consulting Engineers, Inc.**

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
Riverside, CA 92501

Tel: 951.905.5300  
Fax: 951.905.5302

**GRANT DEED**

PARCEL A,  
LOT LINE ADJUSTMENT P11-0290

W.O. 149.019

BY: JMB

DATE: 08/2011

SCALE: 1"=50

PAGE: 1 of 1

Drawing: G:\149.019\Drawings\Final\Exhibits\149019-LLA\_2 Plat\_Par A.dwg Plotted By: jefib Layout: p 8.5x11 P Last Saved: Tue Aug 30, 2011 - 10:25am Last Plotted: Mon Sep 19, 2011 - 4:09pm

LL-P11-0290

9

Advantage Title, Inc.  
1102954-50  
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**DOC # 2011-0422639**  
09/23/2011 08:53 AM Fees: \$24.00  
Page 1 of 4  
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Project: P11-0290  
7745 Indiana Avenue  
A.P.N. 230-100-015

**LL – P11-0290**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): Mostafa Taoussile and Michelle Taoussile, Trustees of The Mostafa and Michelle Taoussile Family Trust, UDOT dated 03/05.

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 (1) 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.

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7745 Indiana Avenue  
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**LL – P11-0290**

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Property Owner(s): Mostafa Taoussile and Michelle Taoussile, Trustees of The Mostafa and Michelle Taoussile Family Trust, UDOT dated 03/05.

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ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: [Signature]  
Erin Gettis, Interim Principal Planner

9/12/11  
Date

State of California

County of Riverside } ss

On Sept. 19, 2011, before me, MERCEDES DAEMS,  
notary public, personally appeared, Erin Gettis

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 32 of Galeta Manor, as shown by map on file in Book 26 of Maps, page 29 thereof, Records of Riverside County, California;

EXCEPTING therefrom the southeasterly 4.00 feet of said Lot 32 granted to the City of Riverside by Grant Deed recorded March 8, 1991 as Instrument No. 78705, Official Records of Riverside County, California.

TOGETHER with that portion of Parcel 2 of the land conveyed to A.C. Nejedly and Shirley J. Nejedly, Trustee of the Nejedly Family Trust as created by that second Amended and Restated Declaration of Trust, as amended, dated August 23, 2005 by deed recorded August 24, 2011 as Instrument No. 2011-0374362, Official Records of Riverside County, California, more particularly described as follows;

The northeasterly 12.00 feet of said Parcel 2;

TOGETHER with the northwesterly 26.00 feet of the northeasterly 16.80 feet of said Parcel 2;

Contains 0.263 acres, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



  
\_\_\_\_\_  
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-12

9-19-2011

Date

DESCRIPTION APPROVAL:

BY:  Sept 20, 2011  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

91 FREEWAY

LOT 33  
M.B. 26/29

146.00'

LOT 32

78.09'

44'

82.86'

16.80'

120.00'

12'

26'

INDIANA AVENUE

N 56°22'26" E

PARCEL 2  
DEED REC. AUGUST 24, 2011,  
INST. NO. 2011-0574362,  
O.R.R.C.

PARCEL 1  
DEED REC. AUGUST 24, 2011,  
INST. NO. 2011-0574362,  
O.R.R.C.

SCALE: 1"=50'



**IW Consulting Engineers, Inc.**

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
Riverside, CA 92501

Tel: 951.905.5300  
Fax: 951.905.5302

<b>GRANT DEED</b>	
PARCEL B, LOT LINE ADJUSTMENT P11-0290	
W.O. 149.019	
BY: JMB	
DATE: 08/2011	
SCALE: 1"=50	
PAGE: 1 of 1	

LL-P11-0290

Drawing: C:\149.019\Drawings\Final\Exhibits\149019-LLA... 2 Plot\_Par B.dwg Plotted By: jeib Layout: p 8.5x11 P Last Saved: Thu Sep 01, 2011 - 12:01pm Last Plotted: Mon Sep 19, 2011 - 4:11pm