

Recording requested by:

**DOC # 2004-0534374**

07/09/2004 08:00A Fee:13.00

Page 1 of 3

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

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FOR RECORDER'S OFFICE USE ONLY

Project: P03-0960

A.P.N. 132-020-018 & 026

LLA - P03-0960



**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **BILTMORE RIVERSIDE I, L.L.C., an Arizona 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(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.

**RECEIVED**  
SEP 1 2004

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING PUBLIC WORKS REGULATIONS OF THE CITY OF RIVERSIDE.**

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
HAS RECORDED THIS INSTRUMENT BY REQUEST AS  
AN ACCOMMODATION ONLY AND HAS NOT EXAMINED  
IT FOR REGULARITY AND SUFFICIENCY OR AS TO ITS  
EFFECT UPON THE TITLE TO ANY REAL PROPERTY  
THAT MAY BE DESCRIBED THEREIN.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: John A Swiecki 6/28/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

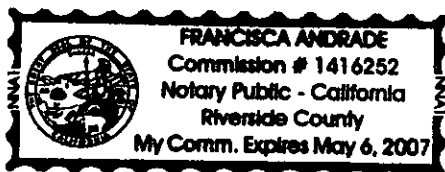
On 6/28/04, before me Francisca Andrade  
(date) (name)

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:

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

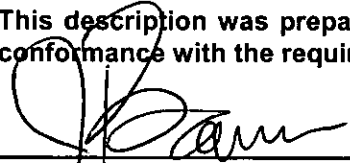
EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

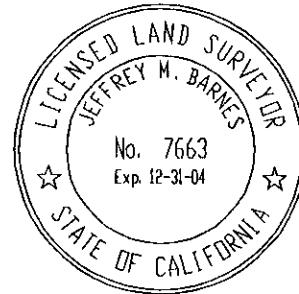
**PARCEL A**


Parcel 12 of Parcel Map 12957, as shown by map on file in Book 73, Pages 91 through 93 of Parcel Maps, records of Riverside County, California, **TOGETHER WITH** Parcel 2 of Parcel Map 21192, as shown by map on file in Book 139, Pages 41 and 42 of Parcel Maps, records of said Riverside County.

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

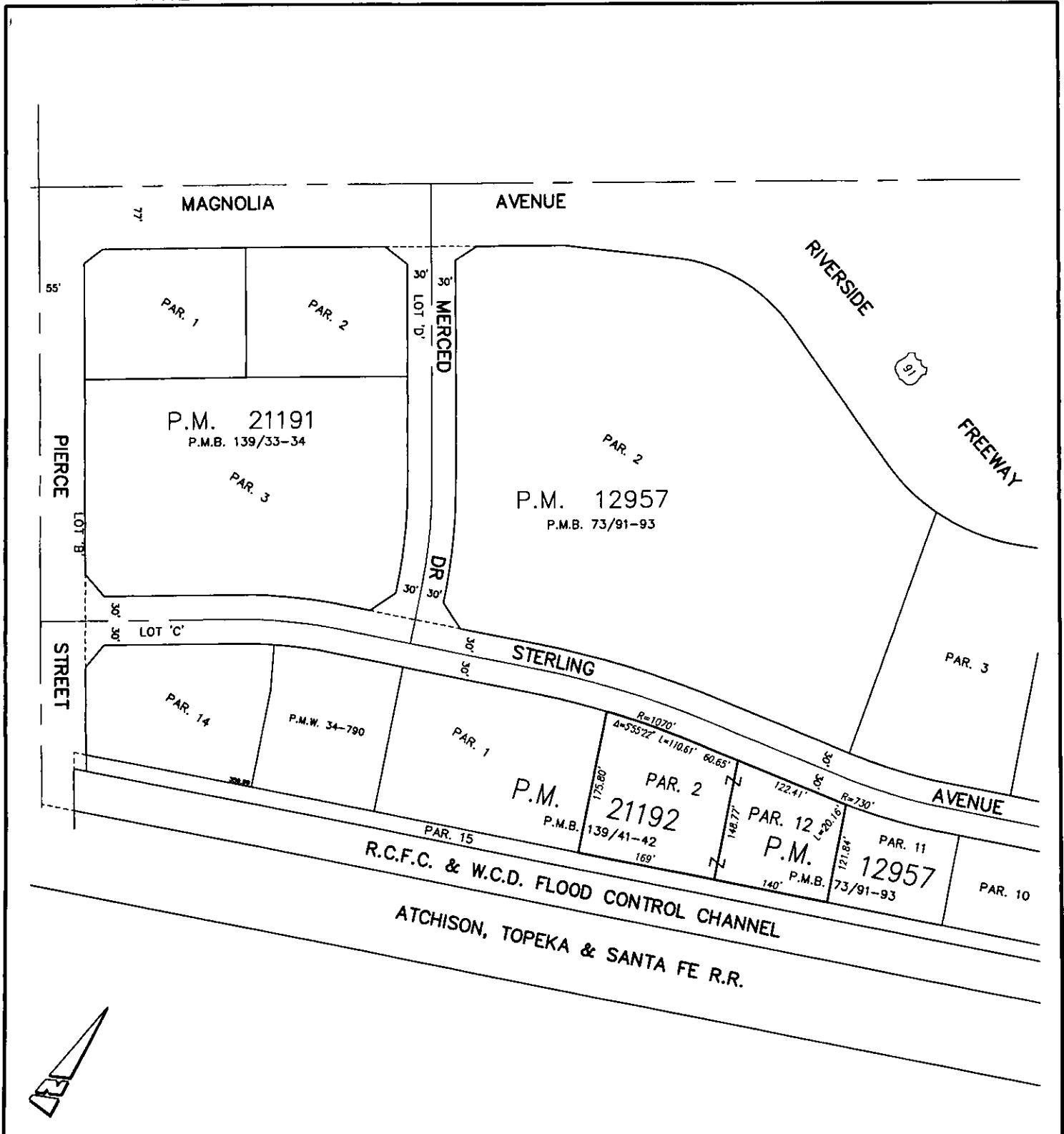
  
\_\_\_\_\_  
JEFFREY M. BARNES, L.S. 7663  
License Expires 12-31-2004

10/25/04  
Date



DESCRIPTION APPROVAL 06/25/2004  
  
for SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_

This PLAT NOT Recorded with ORIGINAL Document



## IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
Riverside, CA 92501

Tel: 909.887.2929  
Fax: 909.887.2999

PROJECT: LOT LINE ADJUSTMENT SCALE: N.T.S.

J.N. 228.001

M2 AUTOMOTIVE

DRAWN BY: AW

APRIL 27, 2004

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.