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Recording Requested By
First American Title Company

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SURVEYOR
City of Riverside
Public Works Department
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Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0149 Par. 2
APN: 230-311-037
Address: 7304 Indiana Ave

LL-P04-0149



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): TOYOTA OF RIVERSIDE, a California Corporation

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. 6/4/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

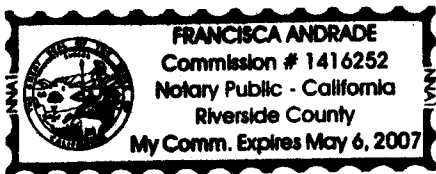
State of California }
County of Riverside } ss

On 6-4-04, 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"

PARCEL 2

That portion of Lot 8 in Block 66 of Lands of the W. T. Sayward and S. C. Evans, as shown by map on file in Book 3 of Maps at page 2 thereof, Records of San Bernardino County, California, being a portion of Parcel 1 of that certain parcel of land described in Certificate of Compliance recorded September 23, 1992 as Instrument No. 358126, Official Records of Riverside County, California, said portion being described as follows:

COMMENCING at the most westerly corner of Lot 53 of Madison Park, as shown by map on file in Book 14 of Maps at pages 82 and 83 thereof, Records of Riverside County, California, said corner also being the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded May 1, 1981, as Instrument No. 81-79745, Official Records of Riverside County, California;

Thence South $34^{\circ} 00' 00''$ East along the southwesterly line of said Lot 53 and along the southwesterly line of said parcel so conveyed, a distance of 4.00 feet to the most southerly corner of said parcel so conveyed;

Thence North $56^{\circ} 00' 00''$ East along the southeasterly line of said parcel so conveyed and along the southeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded February 24, 1984 as Instrument No. 38252, Official Records of Riverside County, California, a distance of 144.40 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North $56^{\circ} 00' 00''$ East along said southeasterly line of that certain parcel of land conveyed by Instrument No. 38252, a distance of 222.00 feet to the southeast corner thereof;

Thence South $34^{\circ} 00' 00''$ East, a distance of 419.62 feet to the northwesterly right-of-way line of the Atchison Topeka and Santa Fe Railway (100.00 feet wide) as shown on said map of Lands of the W.T. Sayward and S.C. Evans;

Thence South $49^{\circ} 25' 30''$ West along said northwesterly right-of-way line, a distance of 238.57 feet to the most southerly corner of said Lot 8;

Thence North $34^{\circ} 00' 00''$ West along the southwesterly line of said Lot 8, a distance of 60.40 feet to a point on the southeasterly line of said Lot 53;

Thence North $49^{\circ} 25' 30''$ East along the northeasterly prolongation of said Lot 53, a distance of 15.10 feet to a point on a line parallel with and distant northeasterly 15.00 feet, measured at a right, angle from the northeasterly line of said Lot 53;

Thence North 34° 00' 00" West, a distance of 384.81 feet to the **TRUE POINT OF BEGINNING.**

Containing 2.22 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

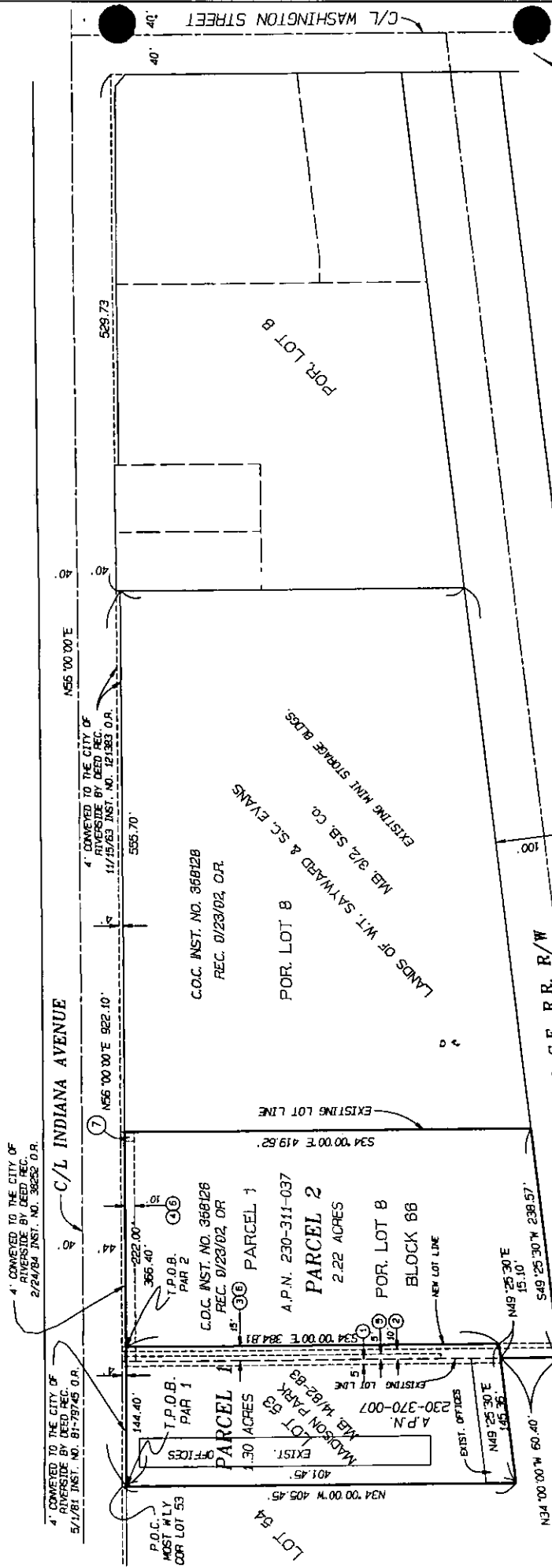
4/21/04
Date



Prepared by: MEM
Checked by: LB

DESCRIPTION APPROVAL: 52504
[Signature]
SUPERVISOR, CITY OF RIVERSIDE

EXHIBIT "B"

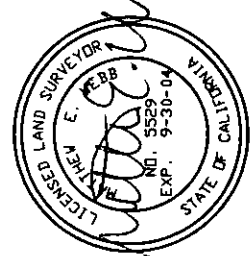


OWNERS

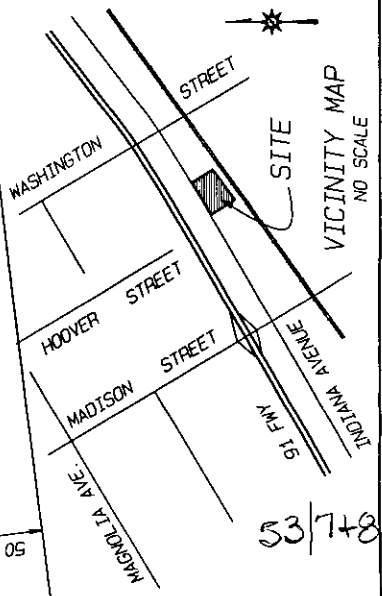
PARCEL 1 - INDIANA AVENUE PROPERTIES,
A CALIFORNIA GENERAL PARTNERSHIP
5141 RIVERSIDE AVENUE
RIVERSIDE, CA. 92506

PARCEL 2 - TOYOTA OF RIVERSIDE
1400 N. TUSTIN AVENUE
ORANGE, CA. 92867

ASSESSOR'S PARCEL NOS.
230-370-007
230-311-037



- ① 5' EASEMENT TO VENUE & VENT NISHIMOTO FOR PIPELINE REC. 12/03/25 IN BOOK 260, PG 244, O.R. & RESERVED FOR WATERLINE INST. NO. 182614 REC. 5/17/96
- ② 10' EASEMENT TO RIVERSIDE TRUST CO. LTD. FOR PIPELINE REC. 12/03/25 IN BOOK 260, PG 244, O.R. & REC. 3/2/20 IN BOOK 518/PG 365 DEEDS
- ③ 15' WATER EASEMENT REC. 11/3/92 AS INST. NO. 419307
- ④ 10' WATER EASEMENT REC. 11/3/92 AS INST. NO. 419308
- ⑤ 5' ELEC. EASEMENT TO CITY OF RIVERSIDE REC. 10/19/96 AS INST. NO. 251287
- ⑥ UTIL. EASEMENT TO THE INDIANA AVE. PROPERTIES REC. 11/5/92 AS INST. 423288, O.R.
- ⑦ 10' EASEMENT FOR FIRE HYDRANT REC. 5/13/93 INST. NO. 178887, O.R.



PLAT	
LOT LINE ADJUSTMENT	
SCALE 1"=100'	NO. 04-1022
DATE 4/21/2004	SHEET 1
DRAWN BY [Signature]	OF 1 SHEET
CHECKED BY [Signature]	
ALBERT A. WEBB LICENSED LAND SURVEYOR 3788 W. CALIF. ST. RIVERSIDE, CA. 92506 ASSOCIATES ENGINEERING CONSULTANTS (909) 998-1070	



Recording Requested By
First American Title Company

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APN: 230-311-007
Address: 7304 Indiana Ave

LL-P04-0149



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): INDIANA AVENUE PROPERTIES, a California General Partnership

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: [Signature] 6/4/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 6-4-04, 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"
Legal Description

PARCEL 1

Lot 53 of Madison Park, as shown by map on file in Book 14 of Maps at pages 82 and 83 thereof, Records of Riverside County, California, **together with** a portion of Lot 8 in Block 66 of Lands of the W. T. Sayward and S. C. Evans, as shown by map on file in Book 3 of Maps at page 2 thereof, Records of San Bernardino County, California, being a portion of Parcel 1 of that certain parcel of land described in Certificate of Compliance recorded September 23, 1992 as Instrument No. 358126, Official Records of Riverside County, California, said portions being described as follows:

COMMENCING at the most westerly corner of said Lot 53, said corner also being the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded May 1, 1981, as Instrument No. 81-79745, Official Records of Riverside County, California;

Thence South 34° 00' 00" East along the southwesterly line of said Lot 53 and along the southwesterly line of said parcel so conveyed, a distance of 4.00 feet to the **TRUE POINT OF BEGINNING**, said point also being the most southerly corner of said parcel so conveyed;

Thence North 56° 00' 00" East along the southeasterly line of said parcel so conveyed and along the southeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded February 24, 1984 as Instrument No. 38252, Official Records of Riverside County, California, a distance of 144.40 feet to a point thereon;

Thence South 34° 00' 00" East, a distance of 384.81 feet to an intersection with the northeasterly prolongation of the southeasterly line of said Lot 53;

Thence South 49° 25' 30" West along said northeasterly prolongation and along the southeasterly line of said Lot 53, a distance of 145.36 feet to the most southerly corner thereof;

Thence North 34° 00' 00" West along said southwesterly line of Lot 53, a distance of 401.45 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.30 acres, more or less.

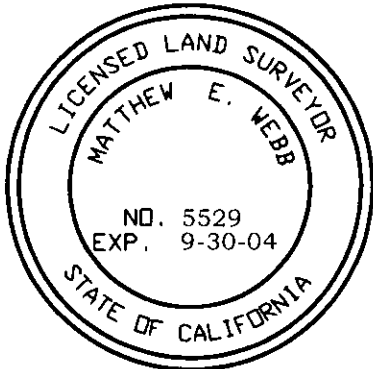
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

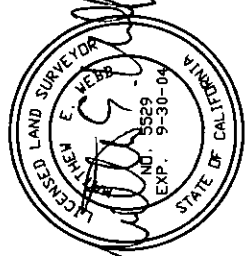
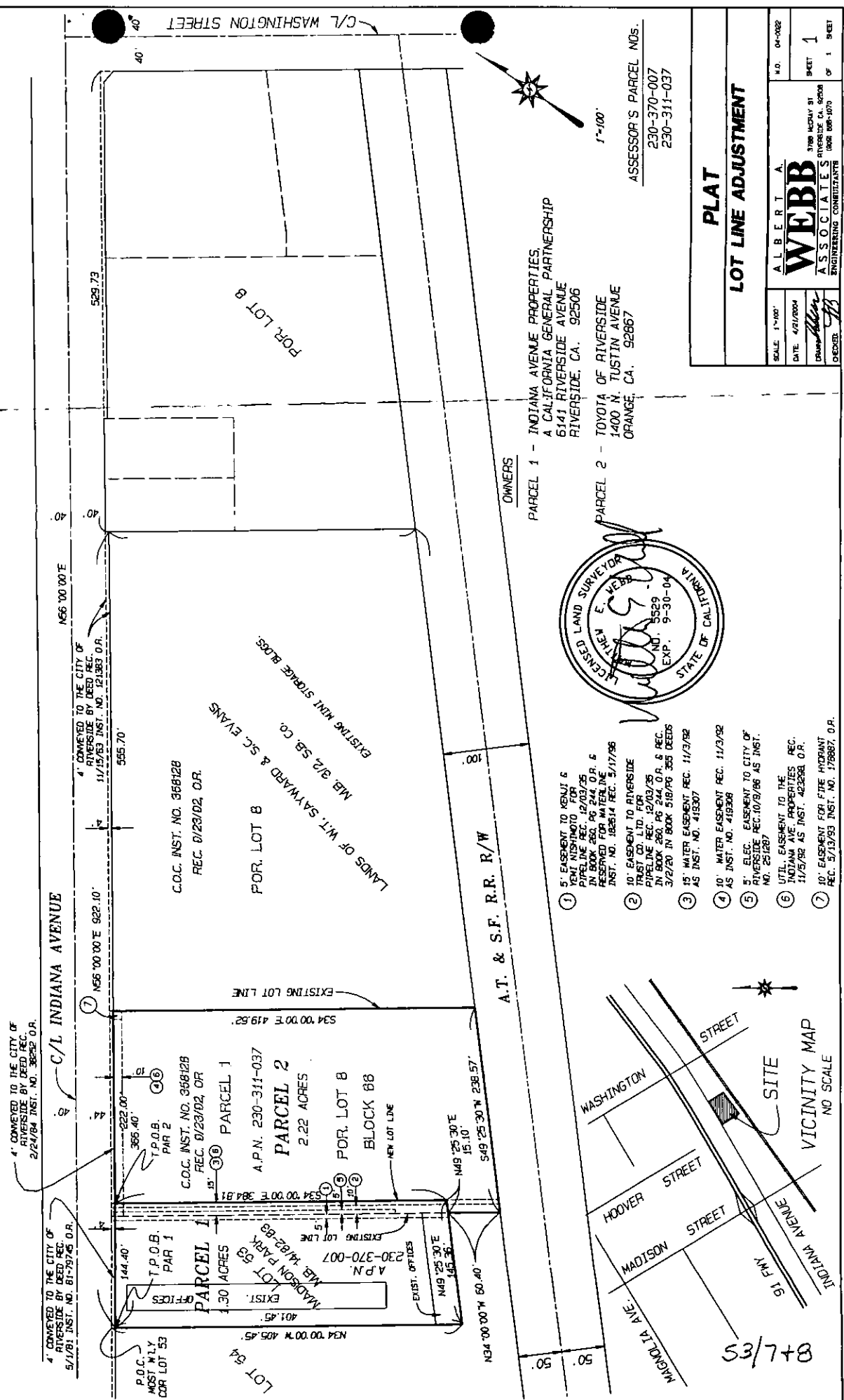
4/21/04
Date

Prepared by: [Signature]
Checked by: [Signature]



DESCRIPTION APPROVED
5/25/04
SURVEYOR CITY OF RIVERSIDE

EXHIBIT "B"



OWNERS

**PARCEL 1 - INDIANA AVENUE PROPERTIES,
A CALIFORNIA GENERAL PARTNERSHIP
614J RIVERSIDE AVENUE
RIVERSIDE, CA. 92506**

**PARCEL 2 - TOYOTA OF RIVERSIDE
1400 N. TUSTIN AVENUE
ORANGE, CA. 92667**

ASSESSOR'S PARCEL NOS.
230-370-007
230-311-037

**PLAT
LOT LINE ADJUSTMENT**

SCALE: 1"=100'	N.D.	04-1002
DATE: 4/1/2004	ALBERT A. WEBB	
DRAWN BY: [Signature]	ENGINEERING CONSULTANTS	
CHECKED: [Signature]	1700 MCCLAY ST RIVERSIDE, CA. 92508	
	SHEET 1 OF 1	

- ① 5' EASEMENT TO RENT 6 RENT RISES TO 10% O.R. IN BOOK 283 PG 244 O.R. & RESERVED FOR WATER LINE INST. NO. 182814 REC. 5/17/98
- ② 10' EASEMENT TO RIVERSIDE CITY TO 15' O.R. & REC. IN BOOK 283 PG 244 O.R. & REC. 3/2/20 IN BOOK 518/PG. 355 DEEDS
- ③ 15' WATER EASEMENT REC. 11/3/92 AS INST. NO. 415307
- ④ 10' WATER EASEMENT REC. 11/3/92 AS INST. NO. 415308
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