

Recording requested by:

**DOC # 2004-0506085**

06/30/2004 08:00A Fee:16.00

Page 1 of 4

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

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17)

FOR RECORDER'S OFFICE USE ONLY

Project: P04-0337  
APN: 276-160-007 &-010  
Address: Mission Grove Pkwy and Trautwein Rd.

**LL- P04-0337**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): REGIONAL PROPERTIES, INC., 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 TWO 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: Jal A [Signature] 6/14/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

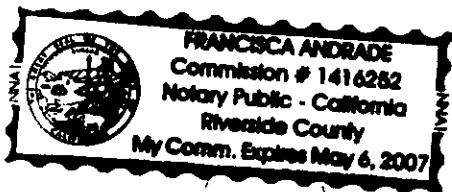
State of California }  
County of Riverside } ss

On 6/14/04, 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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66/39/2004 08:09R  
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March 16, 2004

W.O. 1004-022

**EXHIBIT "A"**

**ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0337**  
**Parcel Map 23178 -- Regional Properties**

**PARCEL "A"**

That portion of Parcels 3 and 4 of Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California, lying WESTERLY of the following described line:

Commencing at the Northeast corner of said Parcel 4;

Thence S.73°40'17"W. along the Northerly line of said Parcel 4, a distance of 433.50 feet to a point on a line parallel with and 286.50 feet Easterly, measured at right angles from the Westerly line of said Parcel 4, said point being the Point of Beginning of said line description;

Thence S.16°19'43"E. along said parallel line, a distance of 578.46 feet to a point on the Southerly line of said Parcel 3, said point being the termination of said line description.

The above described parcel of land contains 3.558 acres, more or less.

**PARCEL "B"**

That portion of Parcels 3 and 4 of Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California, lying EASTERLY of the following described line:

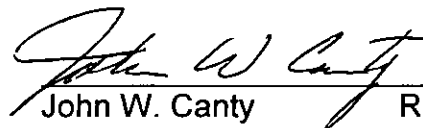
Commencing at the Northeast corner of said Parcel 4;

Thence S.73°40'17"W. along the Northerly line of said Parcel 4, a distance of 433.50 feet to a point on a line parallel with and 286.50 feet Easterly, measured at right angles from the Westerly line of said Parcel 4, said point being the Point of Beginning of said line description;

Thence S.16°19'43"E. along said parallel line, a distance of 578.46 feet to a point on the Southerly line of said Parcel 3, said point being the termination of said line description.

The above described parcel of land contains 5.853 acres, more or less.

**CANTY ENGINEERING GROUP, INC.**  
Prepared under the supervision of:

  
John W. Canty R.C.E. 17550

June 14, 2004  
Date



*4/23/04*  
*John W. Canty*  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

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05/30/2004 08:00H  
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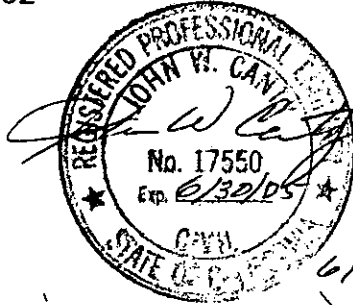
# ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0337

PARCELS 3 AND 4 OF PARCEL MAP 23178 PER P.M. 158 / 20-22, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA -- IN SEC. 17, T. 3 S., R. 4 W., S.B.M.

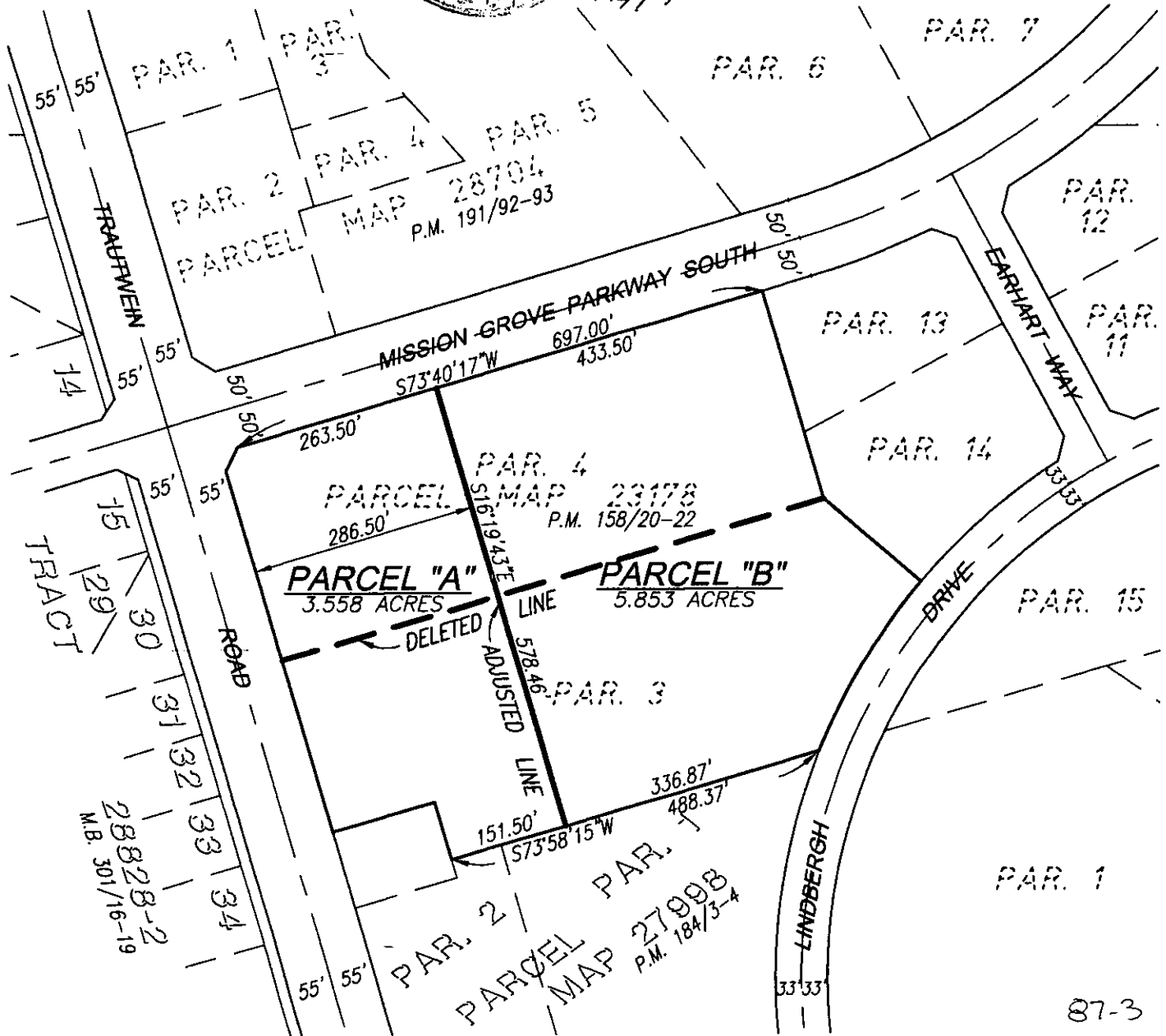
PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 Iowa Avenue, Suite 102  
Riverside, CA 92507  
(909) 683-5234

OWNER:  
REGIONAL PROPERTIES, INC.  
1875 Century Park East, Suite 1350  
Los Angeles, CA 90067

ASSESSOR'S PARCEL No.  
276-160-007 & 010



SCALE: 1"=200'



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