

8-3-07
2007-0502458

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

FOR RECORDER'S OFFICE USE ONLY

Project: LLA P05-1302
APN: 276-160-002, -003, -004, -023, &-024
Address: Trautwein and Mission Grove Pkwy S.

LL- P05-1302

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): Mission Grove Business Park LLC, a California 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 FOUR 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: Craig Jara 7-27-07
~~PRINCIPAL PLANNER~~ DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On July 27 2007, before me Francisca Andrade
(date) (name)

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

Craig Aaron
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 Descriptions of 4 Parcels for a Lot Line Adjustment

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

Parcel A :

A portion of Parcel 1 as per Parcel Map No. 28704 as filed in Book 191, Pages 92-93 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Beginning at the northwest corner of said Parcel 1; thence along the perimeter boundary of said Parcel 1 the following two (2) courses and distances

- 1) North 73°40'17" East, 180.00 feet; thence
- 2) South 67°19'43" East, 29.60 feet to the northeast corner of said Parcel 1; thence along the easterly line of said Parcel 1
- 3) South 16°19'43" East, 255.37 feet to the southeast corner of Parcel A as per Lot Line Adjustment No. LL-031-001 as filed in Document No. 2001.294604 of Official Records of Riverside County, said point bears North 16°19'43" West, 31.00 feet from the southeast corner of said Parcel 1; thence
- 4) South 16°19'43" East, 4.38 feet; thence parallel with and 4.38 feet southerly, measured at right angles, of the southerly line of said Parcel A and 26.62 feet northerly, measured at right angles, of the southerly line of said Parcel 1
- 5) South 73°40'17" West, 203.00 feet to a point on the westerly line of said Parcel 1; thence along the westerly line of said Parcel 1
- 6) North 16°19'43" West, 4.38 feet to the southwest corner of said Parcel A; thence continuing along the westerly line of said Parcel 1 and Parcel A
- 7) North 16°19'43" West, 274.00 feet to the northwest corner of said Parcel 1 and to the **Point of Beginning**.

Containing 1.29 acres, more or less.

Parcel B :

Parcel 2 and a portion of Parcel 1 as per Parcel Map No. 28704 as filed in Book 191, Pages 92-93 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Beginning at a point that bears North 16°19'43" West, 26.62 feet from the northwest corner of said Parcel 2; thence parallel with and 26.62 feet northerly, measured at right angles, from the northerly line of said Parcel 2 and parallel with and 4.38 feet southerly, measured at right angles, of the southerly line of Parcel A as per Lot Line Adjustment No. LL-031-001 as filed in Document No. 2001.294604 of Official Records of Riverside County

- 1) North 73°40'17" East, 203.00 feet to a point on the easterly line of said Parcel 1, thence along the easterly line of said Parcel 1
- 2) South 16°19'43" East, 26.62 feet to the northwest corner of said Parcel 2; thence along the easterly line of said Parcel 2

- 3) South 16°19'43" East, 25.00 feet to the southwest corner of Parcel 3 as per said map; thence westerly along the southerly prolongation of the southerly line of said Parcel 3
- 4) South 73°40'17" West, 0.78 feet; thence parallel with and 0.78 feet, measured at right angles, of the westerly line of Parcel 4 as per said map
- 5) South 16°19'43" East, 100.00 feet; thence along the perimeter boundary of said Parcel 2 the following six (6) courses and distances
- 6) South 73°40'17" West, 19.22 feet; thence
- 7) South 16°19'43" East, 165.00 feet; thence
- 8) South 73°40'17" West, 160.00 feet; thence
- 9) North 58°56'34" West, 33.97 feet; thence
- 10) North 16°19'43" West, 265.00 to a point on the northerly line of said Parcel 2; thence
- 11) North 16°19'43" West, 26.62 feet to **Point of Beginning**.

Containing 1.39 acres, more or less.

Parcel C :

Parcel 4 and portions of Parcel 2, and Parcel 5 as per Parcel Map No. 28704 as filed in Book 191, Pages 92-93 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Beginning at a point that bears South 73°40'17" West, 0.78 feet from the northwest corner of said Parcel 4; thence along the westerly prolongation of the northerly line of said Parcel 4 and the northerly line of said Parcel 4

- 1) North 73°40'17" East, 162.36 feet; thence parallel with and 9.28 feet northeasterly, measured at right angles, of the northeasterly line of said Parcel 4
- 2) South 42°19'07" East, 122.38 feet; thence parallel with and 10.00 feet southerly, measured at right angles, of the southerly line of said Parcel 4
- 3) South 73°40'17" West, 215.99 feet; thence along the southerly prolongation of the westerly line of said Parcel 4
- 4) North 16°19'43" West, 10.00 feet to a point that bears South 73°40'17" West, 0.78 feet from the southwest corner of said Parcel 4; thence parallel with and 0.78 feet westerly, measured at right angles, of the westerly line of said Parcel 4
- 5) North 16°19'43" West, 100.00 feet to the **Point of Beginning**.

Containing 0.48 acres, more or less.

Parcel D :

A portion of Parcel 5 as per Parcel Map No. 28704 as filed in Book 191, Pages 92-93 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Beginning at the northwest corner of said Parcel 5; thence along the perimeter boundary of said Parcel 5 the following six (6) courses and distances

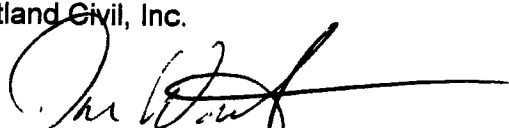
- 1) South 67°19'43" East, 77.81 feet; thence
- 2) South 87°40'17" West, 152.00 feet to the beginning of a curve concave to the north having a radius 450.00 feet; thence
- 3) Easterly, 41.66 feet along said curve through a central angle of 05°18'14"; thence
- 4) South 38°25'17" East, 423.82 feet; thence
- 5) South 73°40'17" West, 539.00 feet; thence
- 6) North 16°19'43" West, 165.00 feet; thence
- 7) North 73°40'17" East, 19.22 feet to a point that bears South 73°40'17" West, 0.78 feet from the southwest corner of Parcel 4 as per said map; thence parallel with and 0.78 feet westerly, measured at right angles, of the southerly prolongation of the westerly line of said Parcel 4; thence
- 8) South 16°19'43" East, 10.00 feet; thence parallel with and 10.00 feet southerly, measured at right angles, of the southerly line of said Parcel 4
- 9) North 73°40'17" East, 215.99 feet; thence parallel with and 9.28 feet northeasterly, measured at right angles, of the northeasterly line of said Parcel 4
- 10) North 42°19'07" West, 122.38 feet; thence
- 11) South 73°40'17" West, 10.33 feet to a point on the southwesterly line of said Parcel 5; thence along the southwesterly line of said Parcel 5 the following two courses
- 12) North 42°19'07" West, 71.88 feet, thence
- 13) North 19°35'06" West, 157.28 feet to the Northwest corner of said Parcel 5 and to the **Point of Beginning**.

Containing 3.38 acres, more or less.

Combined area being 6.54 acres, more or less.

Dated: March 21, 2007

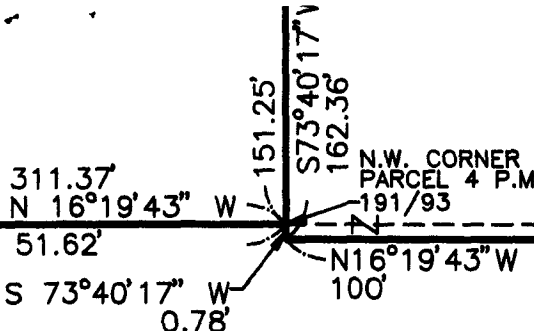
Westland Civil, Inc.


Donald G. Waite, RCE 27864
Expires: March 31, 2009

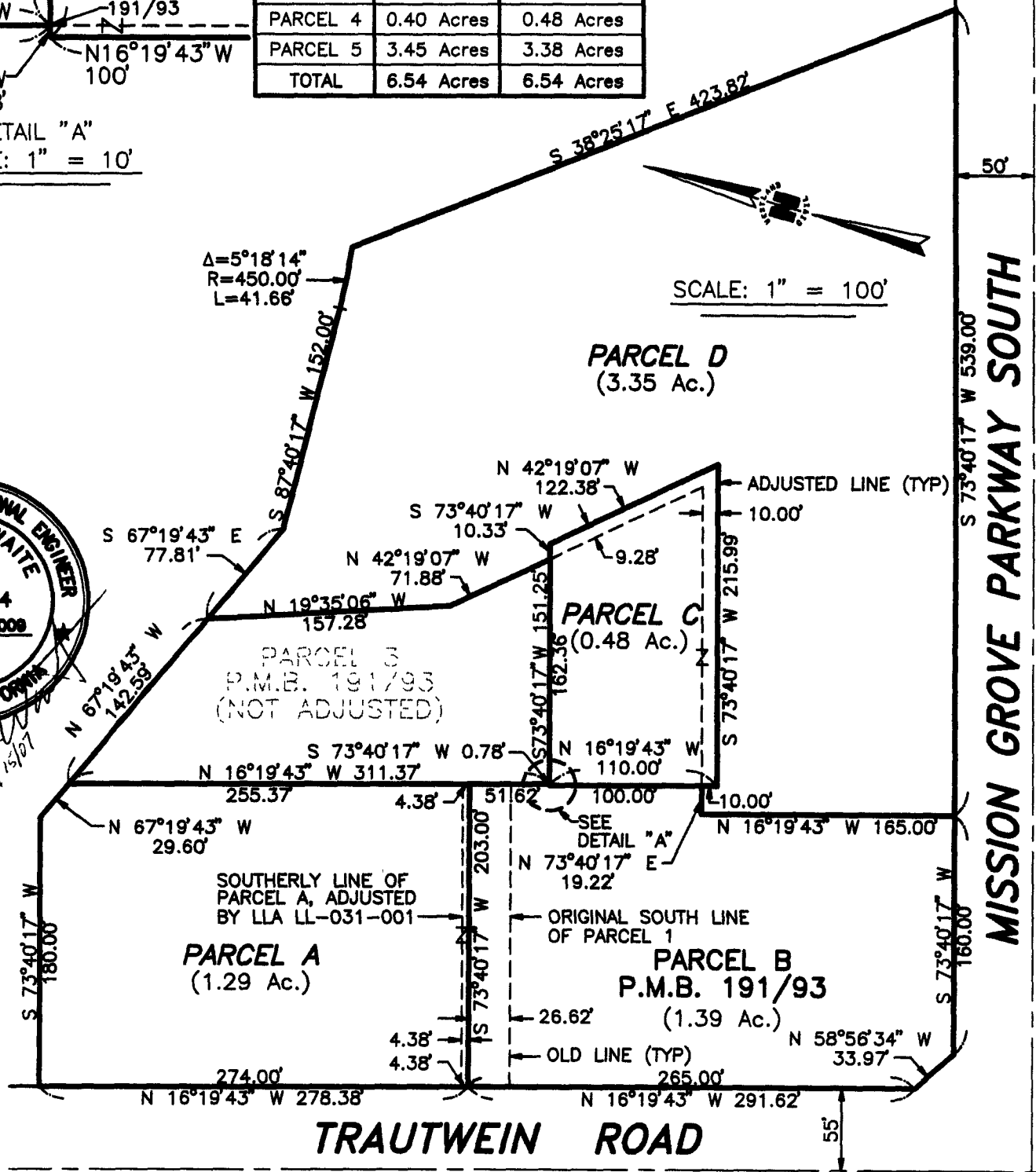
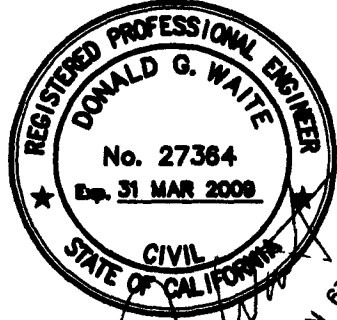


PARCEL AREAS

PARCEL	ORIGINAL	ADJUSTED
PARCEL 1	1.42 Acres	1.29 Acres
PARCEL 2	1.27 Acres	1.39 Acres
PARCEL 3	NOT	ADJUSTED
PARCEL 4	0.40 Acres	0.48 Acres
PARCEL 5	3.45 Acres	3.38 Acres
TOTAL	6.54 Acres	6.54 Acres



DETAIL "A"
SCALE: 1" = 10'



PREPARED BY: ID #: Silagi.MissionGrove



100 NORTH RANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362
(805) 495-1330 FAX: (805) 446-9125

LOT LINE ADJUSTMENT
OF PARCELS 1, 2, 4 & 5 OF
PARCEL MAP 28704, P.M.B. 191/93
IN THE CITY OF RIVERSIDE, CA

DATE SUBMITTED: 10/26/05 SHEET 1 OF 1

LL-POS-1302