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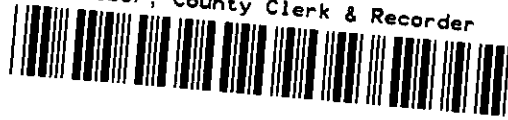
Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2005-0351694

05/04/2005 08:00A Fee:22.00
Page 1 of 6

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: LL-015-023
Arlington & Jones Avenues
A.P.N. 154-321-021

LL - 015-023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SOLIMAN F. HANNA, a married man as his sole and separate property, as to an undivided 46% interest, RAMZY F. HANNA, a married man as his sole and separate property, as to an undivided 29% interest, and BASEM R. GATAS, a married man as his sole and separate property, as to an undivided 25 % interest.**

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.

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 Aaron 3-18-05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On March 18, 2005, 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"

LL-015-023

LLA DESCRIPTION

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

PARCEL 1:

Lot 16 TOGETHER WITH the westerly 225 feet of Lot 17, both in Block 24 of La Granada, as shown by map on file in Book 12 Pages 42 to 51 of Maps, records of Riverside County, California; said westerly 225 feet of Lot 17 being measured along the southerly line of said Lot 17 and the easterly line of said westerly 225 feet of Lot 17 being parallel with the easterly line of said Lot 17;

EXCEPTING THEREFROM that portion of said Lot 16, described as follows:

BEGINNING at the most westerly corner of said Lot 16;

THENCE North 56° 49'30" East, along the northwesterly line of said Lot 16, a distance of 374.94 feet, more or less, to the most northerly corner of said Lot 16;

THENCE South 33° 10'30" East, along the northeasterly line of said Lot 16, a distance of 96.35 feet;

THENCE southwesterly to a point in the southwesterly line of said Lot 16, which bears South 25° 27'30" East a distance of 97.23 feet from the most westerly corner of said Lot 16;

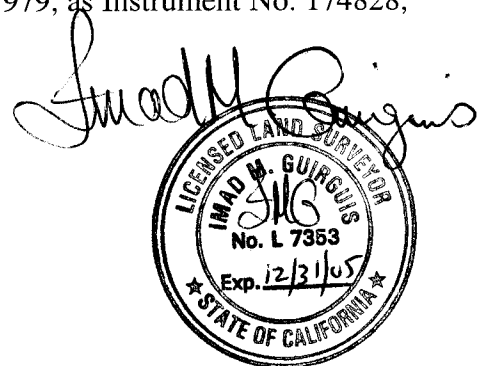
THENCE North 25° 27'30" West, along said southwesterly line of Lot 16, a distance of 97.23 feet to the POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM those portions of said Lots 16 and 17 described in deed to the County of Riverside by document recorded June 28, 1961 as Instrument No. 55254, and by deed to the City of Riverside by document recorded August 17, 1979, as Instrument No. 174828, both of Official Records of said Riverside County;

DESCRIPTION APPROVAL:

BY: K. Stewart 03/14/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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SUBJECT TO AN OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES over that portion of said Lot 17, described as follows:

Commencing at the Southwest corner of Lot 17, in block 24 of La Granada, as shown by map on file in Book 12 Pages 42 to 51 of Maps, records of Riverside County, California;

THENCE South $87^{\circ} 49' 30''$ East, along the southerly line of said lot 17 a distance of 225.00 feet to the easterly line of that certain parcel of land described in deed to the County of Riverside by document recorded June 28, 1961 as Instrument No. 55254 of Official Records of said Riverside County;

THENCE North $04^{\circ} 38' 30''$ East, parallel with the easterly line of said Lot 17 a distance of 14.01 feet to a line parallel with and distant 44.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue as shown by Record of Survey on file in Book 33, Pages 81 through 90 of Record of Surveys, records of said Riverside County, and the Point of Beginning of the parcel of land being described;

THENCE North $04^{\circ} 38' 30''$ East, parallel with the easterly line of said Lot 17 a distance of 11.01 feet to a line that is parallel with and distant 55.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

THENCE North $87^{\circ} 49' 30''$ West, along said parallel, a distance of 215.00 feet to the beginning of a tangent curve concaved northeasterly and having a radius of 25 feet;

THENCE northwesterly along said curve through a central angle of $62^{\circ} 22' 00''$ a distance of 27.21 feet to a line that is parallel with and distant 33.00 feet northeasterly, as measured at right angles, from the centerline of Jones Avenue as shown by said Record of Survey;

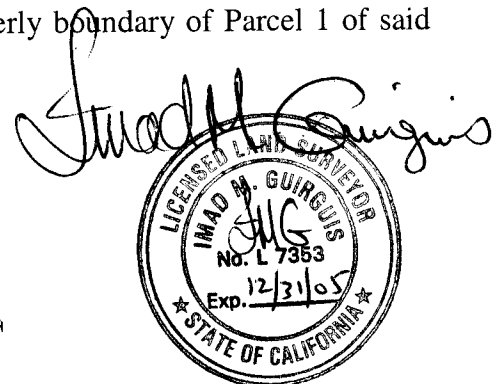
THENCE South $25^{\circ} 27' 30''$ East, along said parallel line, a distance of 12.42 feet to the beginning of a tangent curve concaved northeasterly and having a radius of 25 feet;

THENCE southeasterly along said curve through a central angle of $62^{\circ} 22' 00''$ a distance of 27.21 feet to said line that is parallel with and distant 44.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue;

THENCE South $87^{\circ} 49' 30''$ East along said parallel line a distance of 208.77 feet to the Point of Beginning; the preceding three courses being along the northerly boundary of Parcel 1 of said Record of Survey.



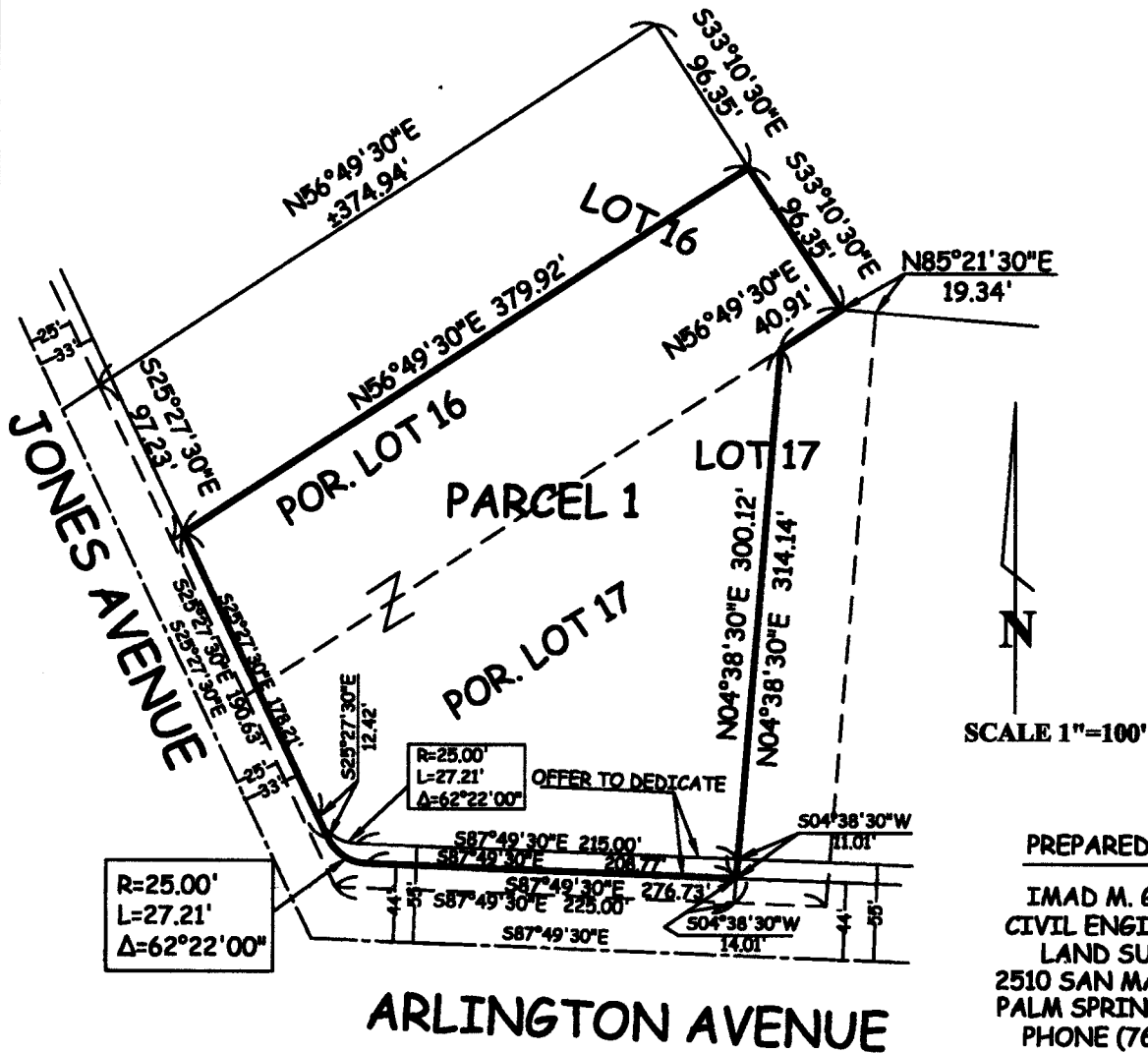
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LOT LINE ADJUSTMENT-015-023

PORTIONS OF LOT 16 & 17 OF BLOCK 24 LA GRANADA TRACT MAP
 IN BOOK 12 PAGES 42 TO 51, RECORDS OF RIVERSIDE COUNTY
 IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA



CITY OF RIVERSIDE, CALIFORNIA

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

SHEET 1 OF 1

Scale: 1" = 100'

Drawn By: IMG

Date: 02/22/2005

SUBJECT: LOT LINE ADJUSTMENT LL-015-023

49-3



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino } ss.

On April 22, 2005 before me, Mary Hughes Notary Public

Date

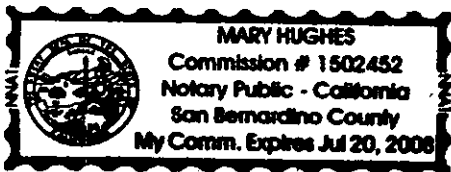
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Soliman F. Hanna, Ramzy F Hanna,

Name(s) of Signer(s)

Basem R. Gatas



personally known to me

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.

Mary Hughes
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: April 22, 2005

Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: X

Individual

Corporate Officer — Title(s): _____

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name: X

Individual

Corporate Officer — Title(s): _____

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

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