

Recording requested by:
STEWART TITLE CO.

DOC # 1999-205328

05/12/1999 08:00A Fee:24.00

Page 1 of 7

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
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: **LL-026-978; Century**
A.P.N. **252-171-003 THRU 008**

LL - 026 - 978



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **LUMAN/CENTURY, a California Limited 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 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 5-7-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

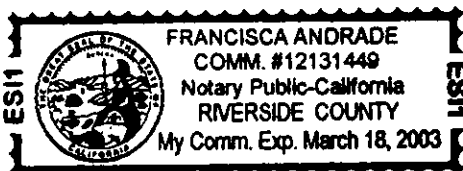
State of California }
County of Riverside } ss

On May 7, 1999, 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
LL-026-978
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

Mail to: KMK1 LLC
6767 Brockton Ave.
Riverside, Ca. 92506

EXHIBIT "A"

LOT LINE ADJUSTMENT NO. LL-026-978

PARCEL 1 — Lot 23 of Tract No. 8146 as recorded in Book 121 of Maps, Pages 48-49, in the office of the County Recorder of Riverside County.

EXCEPTING THEREFROM the easterly 17.50 feet of said Lot 23.

As more particularly shown on Exhibit "A", attached hereto and made a part hereof.

PARCEL 2 — The easterly 17.50 feet of Lot 23 and all of Lot 24 of Tract No. 8146 as recorded in Book 121 of Maps, Pages 48-49, in the office of the County Recorder of Riverside County.

EXCEPTING THEREFROM the easterly 35.00 feet of said Lot 24.

As more particularly shown on Exhibit "A", attached hereto and made a part hereof.

PARCEL 3 — The easterly 35.00 feet of Lot 24 and all of Lot 25 of Tract No. 8146 as recorded in Book 121 of Maps, Pages 48-49, in the office of the County Recorder of Riverside County.

EXCEPTING THEREFROM the easterly 52.49 feet of said Lot 25.

As more particularly shown on Exhibit "A", attached hereto and made a part hereof.

PARCEL 4 — The easterly 52.49 feet of Lot 25 and the westerly 95.01 feet of Lot 26 of Tract No. 8146 as recorded in Book 121 of Maps, Pages 48-49, in the office of the County Recorder of Riverside County.

As more particularly shown on Exhibit "A", attached hereto and made a part hereof.

PARCEL 5 — Lot 26 and Lot 27 of Tract No. 8146 as recorded in Book 121 of Maps, Pages 48-49, in the office of the County Recorder of Riverside County.

EXCEPTING THEREFROM the westerly 95.01 feet of said lot 26 and the easterly 84.96 feet of said Lot 27

As more particularly shown on Exhibit "A", attached hereto and made a part hereof.

PARCEL 6 — The easterly 84.96 feet of Lot 27 and all of Lot 28 of Tract No. 8146 as recorded in Book 121 of Maps, Pages 48-49, in the office of the County Recorder of Riverside County.

As more particularly shown on Exhibit "A", attached hereto and made a part hereof.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Robert N. MIM Mack

ROBERT N. MIM MACK L.S. NO. 5314
My license expires: 12/31/99



DESCRIPTION APPROVED 7/27/98
W.S. P...
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"

PROMONTORY LANE

CENTURY AVENUE

S77°01'18"E

S77°01'18"E

N77°01'18"W

PARCEL 1

TRACT NO 8146

23

S12.58'42"W

100.00'

147.50'

147.50'

17.50'

N12.58'42"E

100.00'

147.50'

PARCEL 2

MB 121/48-49

24

100.00'

N12.58'42"E

147.50'

35.00'

330.00'

369.71'

369.71'

33'

66'

33'

E'LY LINE LOT 24

E'LY LINE LOT 23

SEE SHEET 2 OF 4

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

823502

SHEET 1 OF 4

LL-026-978

4

EXHIBIT "A"

PROMONTORY LANE

$\Delta = 01^{\circ}39'38''$
 $R = 500.00'$
 $T = 7.25'$
 $L = 14.49'$

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

$\Delta = 02^{\circ}37'01''$
 $R = 500.00'$
 $L = 22.84'$
 $T = 11.42'$



CENTURY AVENUE



$N75^{\circ}21'40''W$
 $S75^{\circ}21'40''E$

234.97'
 234.97'

PARCEL 3

PARCEL 4

TRACT
 MES

LOT 24
 LOT 25

NO
 1217

8146

48 - 49

$N12^{\circ}58'42''E$
 100.00'

$N14^{\circ}38'20''E$
 100.42'

$N14^{\circ}38'20''E$
 100.96'

SEE SHEET 3 OF 4

$N77^{\circ}01'18''W$
 330.00'

$N75^{\circ}48'51''W$
 112.51'

$N14^{\circ}38'20''E$
 165.00'

$N74^{\circ}47'05''W$
 165.00'

205328

EXHIBIT "A"

$\Delta = 02^{\circ}37'01''$
 $R = 500.00'$
 $L = 22.84'$
 $T = 11.42'$

CENTURY AVENUE

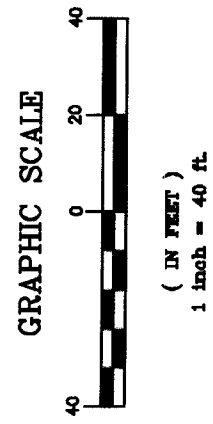
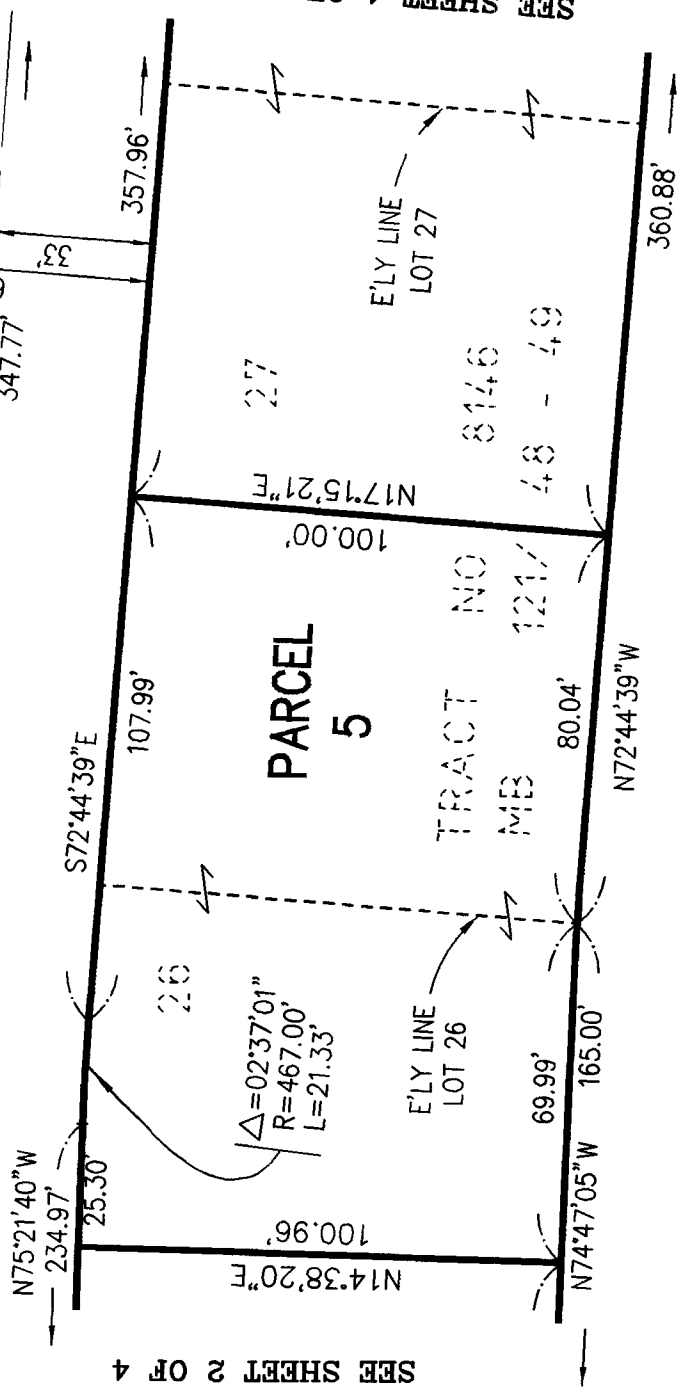
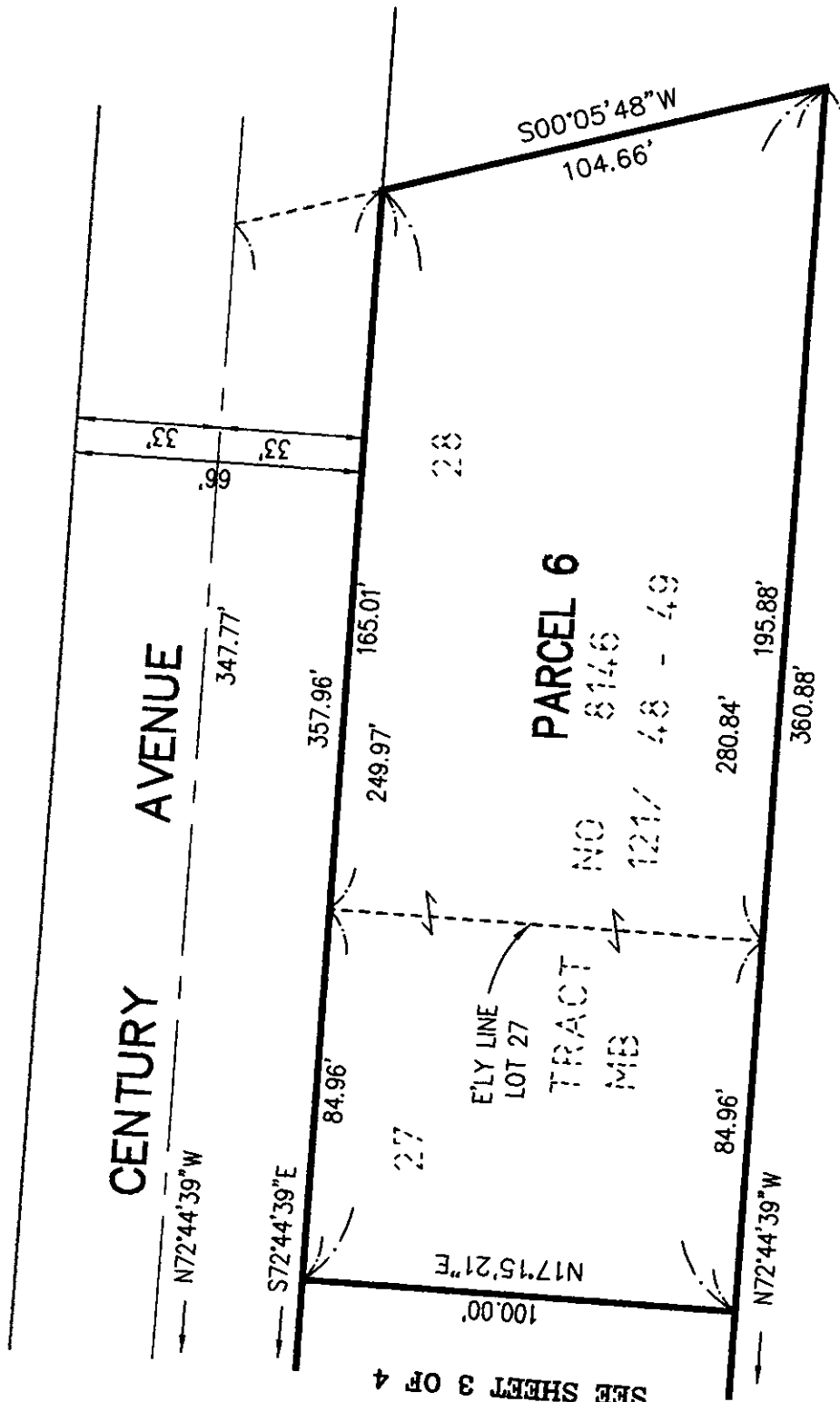


EXHIBIT "A"



SEE SHEET 3 OF 4



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

205328