

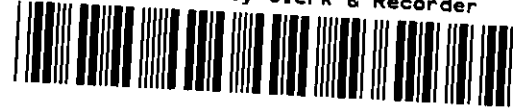
Recording requested by:

**DOC # 2001-486431**

10/05/2001 08:00A Fee:NC  
Page 1 of 6

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

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Project: LL-028-001

A.P.N. 225-132-001,002,003, & 006

**LL - 028-001**

**CITY OF RIVERSIDE**  
**CERTIFICATE OF COMPLIANCE**  
**FOR LOT LINE ADJUSTMENT**



Property Owner(s): **MAGNOLIA / MERRILL, 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 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: John A. Swiecki 9/26/01  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

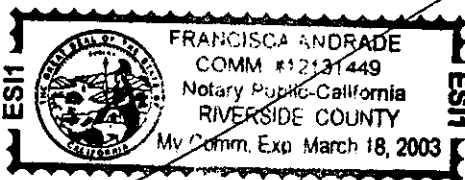
On September 26, 2001, before me Francisca Andrade  
(date) (name)

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.

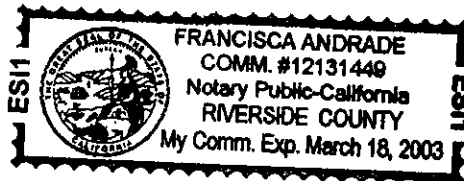
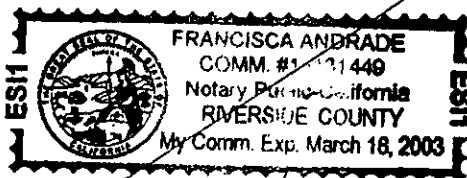


WITNESS my hand and official seal.

Francisca Andrade

Signature

LL-028-001 LLA.DOC



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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**ACKNOWLEDGMENT OF CERTIFICATE OF COMPLIANCE  
CONSENT TO RECORD**

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated Sept. 26, 2001

MAGNOLIA / MERRILL, LLC, a California Limited Liability Company

By *SAMUEL BACHNER, MANAGER*  
By \_\_\_\_\_

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Los Angeles } ss

On 9/27/2001, before me *Judith Esther Dellsite*  
(date) (name)

a Notary Public in and for said State, personally appeared

*Samuel Bachner*  
Name(s) of Signer(s)

**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

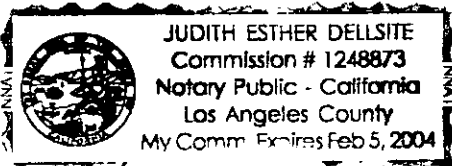
The party(ies) executing this document is/are representing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

*Judith Esther Dellsite*  
Signature



EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BEING BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WESTERLY LINE OF THAT CERTAIN ALLEY 20 FEET IN WIDTH, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 36, PAGE 57 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN BY SAID RECORD OF SURVEY;

BOUNDED ON THE WEST BY THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE AS SHOWN BY SAID RECORD OF SURVEY;

BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF MERRILL AVENUE AS SHOWN BY SAID RECORD OF SURVEY;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE IN GRANT OF EASEMENT DOCUMENT RECORDED MAY 1, 2001, PER DOCUMENT NO. 2001-186720 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, AS DESCRIBED IN DOCUMENT RECORDED AUGUST 31, 2000, PER DOCUMENT NO. 2000-341355 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, AND BEING DESCRIBED IN SAID DOCUMENT AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILWAY COMPANY, AS NOW ESTABLISHED, WITH THE EASTERLY LINE OF MAGNOLIA AVENUE, AS NOW ESTABLISHED;

THENCE NORTH 89°26'30" EAST (recorded North 89°14' East), 166 FEET, ON SAID SOUTH LINE TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, WITH THE SAID SOUTH LINE OF SAID RAILWAY RIGHT OF WAY;

THENCE SOUTH 0°01'15" EAST (recorded as South 0°07' East), 171.5 FEET, ON SAID WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO A POINT WHERE THE

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EASTERLY PROLONGATION OF THE NORTHERLY LINE OF NEW YORK STREET, AS SHOWN ON A MAP FILE IN BOOK 9, PAGE 2 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, INTERSECTS SAID WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 89°24' WEST (recorded as South 89°11' West), 53.35 FEET, ON SAID EASTERLY PROLONGATION OF SAID NORTHERLY LINE OF NEW YORK STREET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°01'15" WEST (recorded as North 0°07' West), 56.3 FEET;

THENCE SOUTH 89°24' WEST (recorded as South 89°11' West), 173.59 FEET, TO A POINT IN THE EASTERLY LINE OF MAGNOLIA AVENUE;

THENCE SOUTH 27°46'30 WEST (recorded as South 27°36' West), 64 FEET ON THE SAID EASTERLY LINE OF MAGNOLIA AVENUE, TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF MAGNOLIA AVENUE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF NEW YORK STREET;

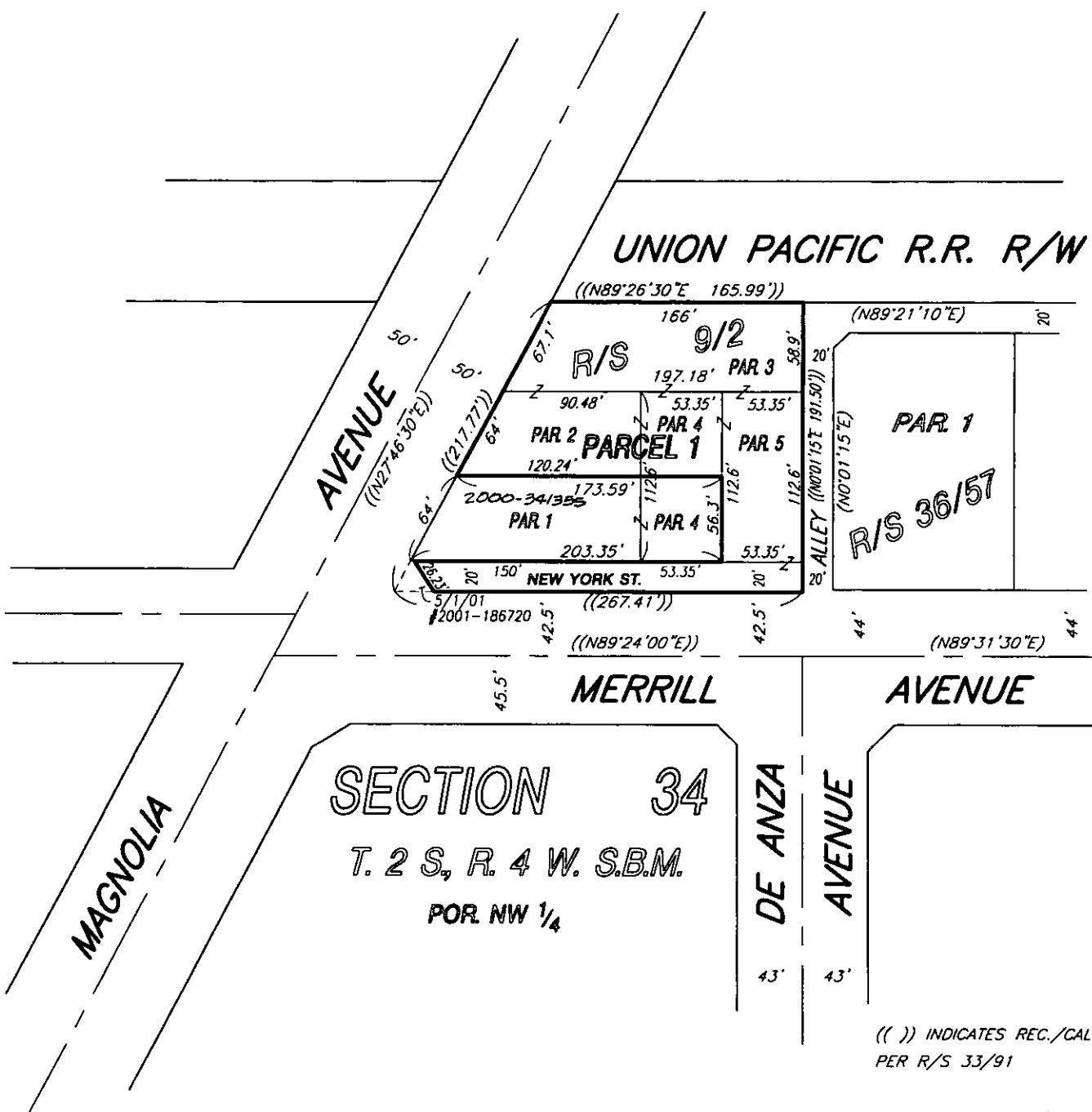
THENCE NORTH 89°24' EAST (recorded as North 89°11' East), 203.35 FEET ON SAID EASTERLY PROLONGATION OF SAID NORTHERLY LINE OF NEW YORK STREET, TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 9/25/2001

for K. Shout by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



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SECTION 34  
 T. 2 S., R. 4 W. S.B.M.  
 POR. NW 1/4

(( )) INDICATES REC./CALC.  
 PER R/S 33/91



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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	SHEET 1 OF 1	53-2
STAPLES - MAGNOLIA & MERRILL - LOT LINE ADJUSTMENT	DRAWN BY: SJS	NOT TO SCALE

LL-028-001