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

DOC # 2001-294604

06/28/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: **7897 & 7899 Mission Grove Parkway**
A.P.N. 265-580-021 & 022

LL - 031 - 001



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MISSION GROVE CENTER V, L.P.**

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 6-26-01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

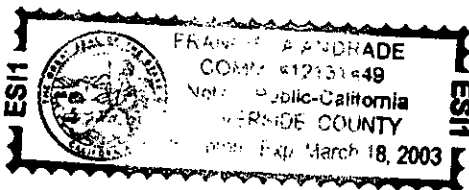
State of California
County of Riverside } ss

On June 26, 2001, 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:





Canty Engineering Group, Inc.
 CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

May 8, 2001

W.O. 1004-017

EXHIBIT "A"
ADMINISTRATIVE
LOT LINE ADJUSTMENT No. LL-031-001
 Parcel Map 28704 -- Regional Properties

PARCEL "A"

Parcel 1 of Parcel Map 28704 as shown by map on file in Book 191 of Parcel Maps at Pages 92 and 93 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM the Southerly 31.00 feet thereof.

The above described parcel of land contains 1.28 acres, more or less.

PARCEL "B"

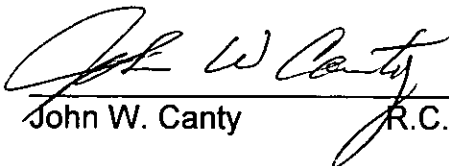
Parcel 2 of Parcel Map 28704 as shown by map on file in Book 191 of Parcel Maps at Pages 92 and 93 thereof, Records of Riverside County, California.

TOGETHER WITH the Southerly 31.00 feet of Parcel 1 of said Parcel Map 28704.

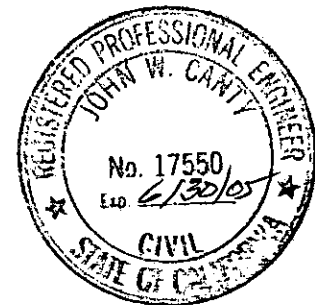
The above described parcel of land contains 1.41 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


 John W. Canty R.C.E. 17550

June 25, 01
 Date



DESCRIPTION APPROVAL 6/25/01
Walter R. Inyc by _____
 SURVEYOR, CITY OF RIVERSIDE

2001-294504
 06/28/2001 08:06A
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA.

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-031-001

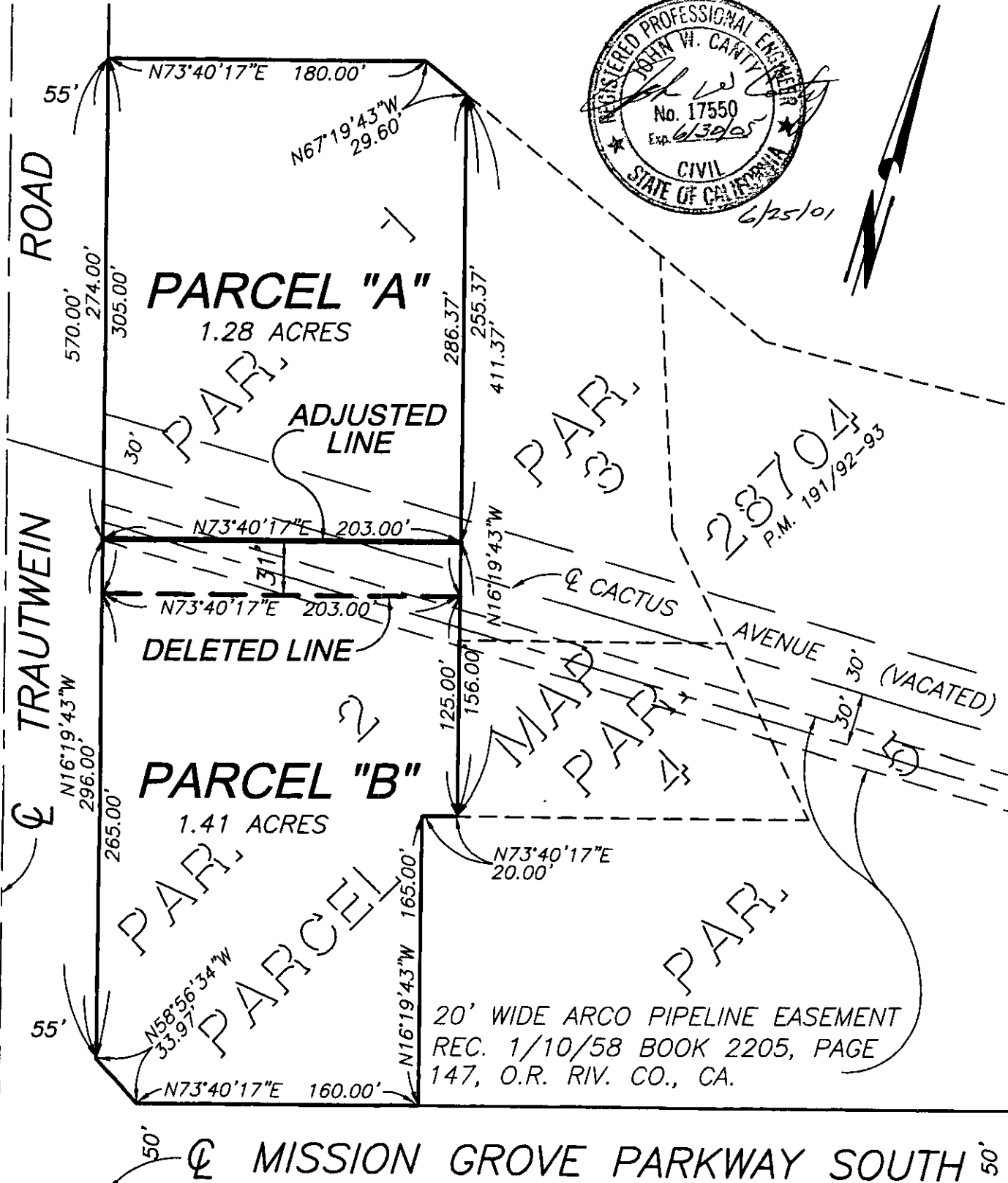
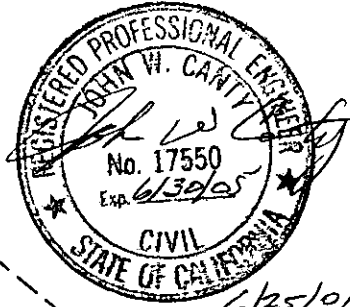
PREPARED BY:
CANTY ENGINEERING GROUP, INC.
2020 IOWA AVENUE, SUITE 102
RIVERSIDE, CA 92507

PARCELS 1 AND 2 OF PARCEL MAP 28704 PER P.M. 191/92-93,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A.P.N. 265-580-021 & 022

MAY 2001

SCALE: 1" = 80'



ROAD

TRAUTWEIN

PARCEL "A"
1.28 ACRES

PARCEL "B"
1.41 ACRES

ADJUSTED LINE

DELETED LINE

CACTUS

28704
P.M. 191/92-93

AVENUE (VACATED)

20' WIDE ARCO PIPELINE EASEMENT
REC. 1/10/58 BOOK 2205, PAGE
147, O.R. RIV. CO., CA.

MISSION GROVE PARKWAY SOUTH

87/143



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W.O. 1004-017

LL-031-001