

Recording requested by:

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

DOC # 2003-704938

09/11/2003 08:00A Fee:NC

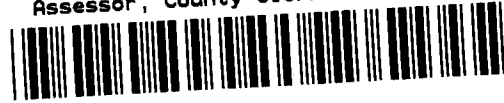
Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



(1)

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Project: LL-040-023
A.P.N. 284-270-002

LL - 040-023



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

Property Owner(s): **ORANGECREST COUNTRY COMMUNITY ASSOCIATION, a California nonprofit corporation.**

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: John A. Swicki 9/10/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Sept. 10, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swicki
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"

PARCEL "B" LEGAL DESCRIPTION LOT LINE ADJUSTMENT

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

LOT "G" OF TRACT NO. 28866-3 AS SHOWN BY MAP ON FILE IN BOOK 299, PAGES 6 THROUGH 11, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THAT PORTION OF SAID LOT "G" DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A", OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT CASE, LLA NO. 035-989, RECORDED SEPTEMBER 14, 1999 AS INSTRUMENT NO. 411415, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID LOT LINE ADJUSTMENT BEING AN ADJUSTMENT OF LOTS 1 AND 2 OF TRACT NO. 28863 AS SHOWN BY MAP ON FILE IN BOOK 276 , PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING 14.00 FEET EAST OF AND PERPENDICULAR TO THE EAST RIGHT-OF-WAY LINE OF WOOD ROAD;

THENCE SOUTH 0°03'03" WEST PARALLEL TO SAID RIGHT-OF WAY LINE A DISTANCE OF 29.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°03'03" WEST PARALLEL TO SAID RIGHT-OF-WAY LINE A DISTANCE OF 198.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A";

THENCE NORTH 5°35'42" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 35.64 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 4°57'08" EAST A DISTANCE OF 48.69 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 6°09'36" EAST A DISTANCE OF 63.21 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 15°27'12" WEST A DISTANCE OF 53.61 FEET TO THE TRUE POINT OF BEGINNING.



MAP OF LOT LINE ADJUSTMENT



LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L1	N 44°26'23" W	11.96'
L2	N 31°34'17" W	4.59'
L3	N 8°35'13" E	13.97'
L4	N 5°35'42" E	6.88'
L5	N 00°03'03" E	228.41'
L6	N 80°27'11" W	2.80'
L7	N 38°14'14" W	44.02'
L8	N 18°44'42" W	10.35'
L9	N 0°03'03" E	198.50'
L10	N 0°03'03" E	29.91'
L11	N 15°27'12" W	53.61'
L12	N 6°09'36" E	63.21'
L13	N 4°57'08" E	48.69'
L14	N 5°35'42" E	35.64'

CURVE TABLE:

NUMBER	DELTA	RADIUS	LENGTH
C1	64°46'18"	20.00'	22.61'
C2	40°09'30"	20.00'	14.02'
C3	42°12'57"	60.00'	44.21'
C4	54°52'12"	100.00'	95.77'
C5	38°59'12"	16.00'	10.89'
C6	23°45'48"	282.00'	116.96'

2003-704938
03/11/2003 08:06A
4 of 5



WOOD RD.

PARCEL "B"

LOT "G" MB 299/6-11

PARCEL "A"

PCL "A" INST.#411415
REC'D. SEPT.14, 1999

VAN BUREN BLVD.

SEE DETAIL SHEET 2



ENGINEERING VENTURES, INC.
LAND PLANNING * CIVIL ENGINEERING
LAND SURVEYING

43500 RIDGE PARK DR * # 202 * TEMECULA * CA * 92590
TEL # (909) 699-6450 FAX # (909) 699-3569

SHEET <u>1</u> OF <u>2</u>	JOB NUMBER: 666-01
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SCALE:
1" = 400'

DATE:
MAY 22, 2003

LOT LINE ADJUSTMENT NO. _____

LL-040-023 4

LEGEND:

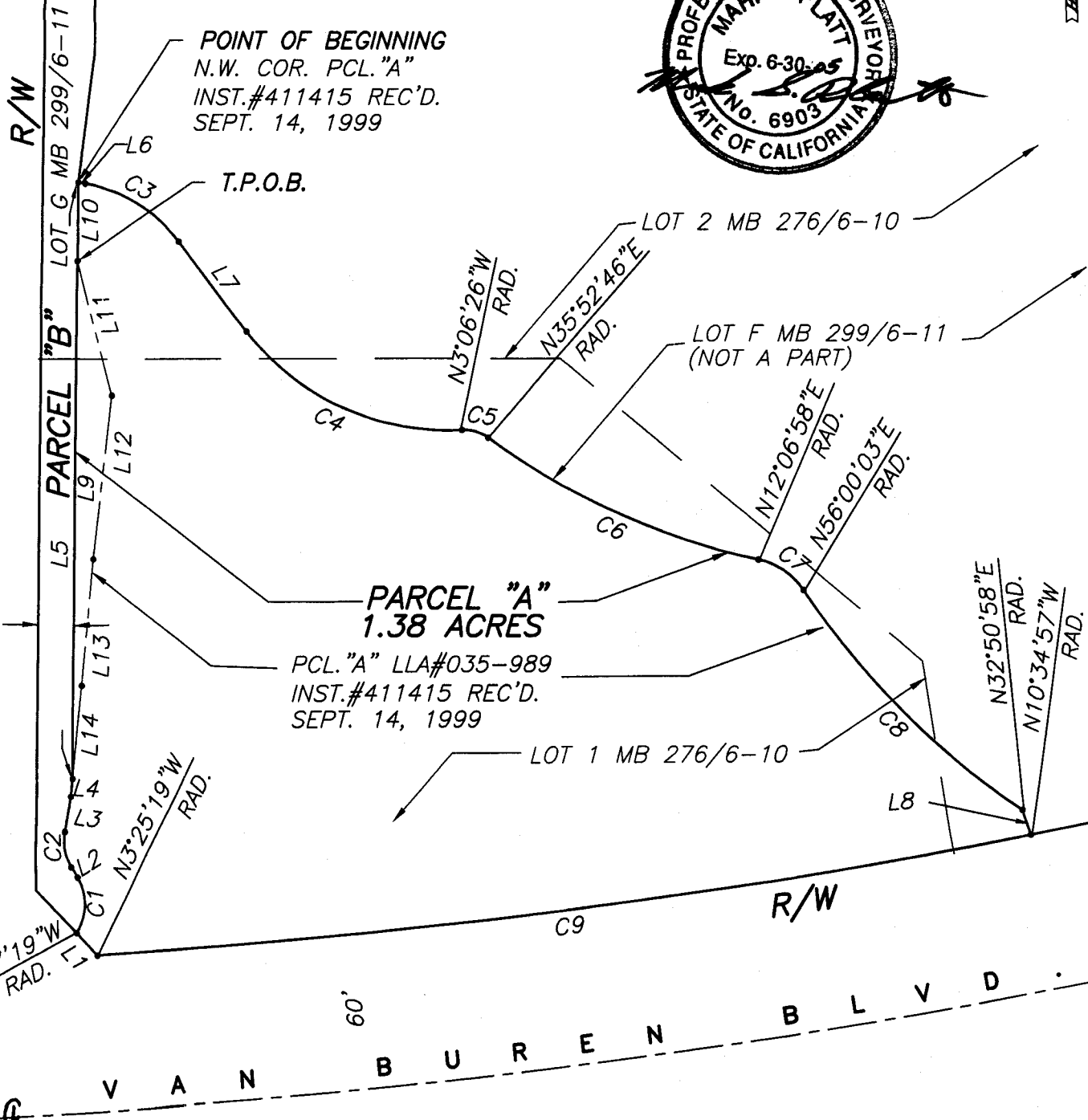
- INDICATES EXISTING LOT LINE TO BE ADJUSTED
- INDICATES NEW LOT LINE
- INDICATES EXISTING LOT LINE TO BE ADJUSTED



2003-784938
08/11/2003 08:00A
5 of 5



WOOD RD.



ENGINEERING VENTURES, INC.
LAND PLANNING * CIVIL ENGINEERING
LAND SURVEYING

43500 RIDGE PARK DR * # 202 * TEMECULA * CA * 92590
TEL # (909) 699-6450 FAX # (909) 699-3569

SHEET <u>2</u> OF <u>2</u>	JOB NUMBER: 666-01
----------------------------	-----------------------

SCALE: 1" = 60'
DATE: MAY 22, 2003

LOT LINE ADJUSTMENT NO. _____

101-2
LL-040-023 5

Recording requested by:

DOC # 2003-704936

09/11/2003 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



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3900 Main Street
Riverside, California 92522

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: LL-040-023
A.P.N. 284-270-003

LL - 040-023



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **WOOD ROAD PARTNERS, LLC, a California limited liability company, as to an undivided 60% interest, and SOLID ROCK COMMERCIAL, LLC, a Washington limited liability company, as to an undivided 40% 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: John A. Swiecki 9/10/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

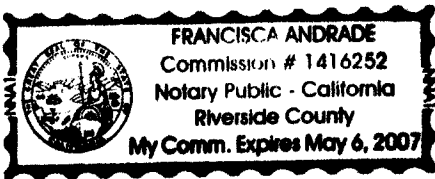
County of Riverside } ss

On Sept. 10, 2003, 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

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"

PARCEL "A" LEGAL DESCRIPTION LOT LINE ADJUSTMENT

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL "A" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT CASE, LLA NO. 035-989, RECORDED SEPTEMBER 14, 1999 AS INSTRUMENT NO. 411415, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID LOT LINE ADJUSTMENT BEING AN ADJUSTMENT OF LOTS 1 AND 2 OF TRACT NO. 28863 AS SHOWN BY MAP ON FILE IN BOOK 276 , PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF LOT "G" OF TRACT NO. 28866-3 AS SHOWN BY MAP ON FILE IN BOOK 299, PAGES 6 THROUGH 11, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING 14.00 FEET EAST OF AND PERPENDICULAR TO THE EAST RIGHT-OF-WAY LINE OF WOOD ROAD;

THENCE SOUTH 0°03'03" WEST PARALLEL TO SAID RIGHT-OF WAY LINE, A DISTANCE OF 29.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°03'03" WEST PARALLEL TO SAID RIGHT-OF-WAY LINE A DISTANCE OF 198.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A";

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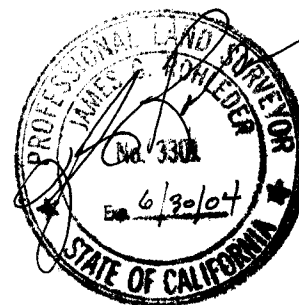
THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 15°27'12" WEST A DISTANCE OF 53.61 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL "A" CONTAINS 1.38 ACRES, MORE OR LESS.

Page 1



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09/11/2003 08:00A
3 of 5



LL-040-023

MAP OF LOT LINE ADJUSTMENT



LINE TABLE:

NUMBER	DIRECTION	DISTANCE
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2883-704936
69/11/2003 09:06H
4 of 5



WOOD RD.

PARCEL "B"

LOT "G" MB 299/6-11

PARCEL "A"
PCL "A" INST.#411415
REC'D. SEPT.14, 1999

VAN BUREN BLVD.

SEE DETAIL SHEET 2



ENGINEERING VENTURES, INC.
LAND PLANNING * CIVIL ENGINEERING
LAND SURVEYING

43500 RIDGE PARK DR * # 202 * TEMECULA * CA * 92590
TEL # (909) 699-6450 FAX # (909) 699-3569

SHEET 1 OF 2 JOB NUMBER:
666-01

SCALE:
1" = 400'

DATE:
MAY 22, 2003

LOT LINE ADJUSTMENT NO. _____

LL-040-023

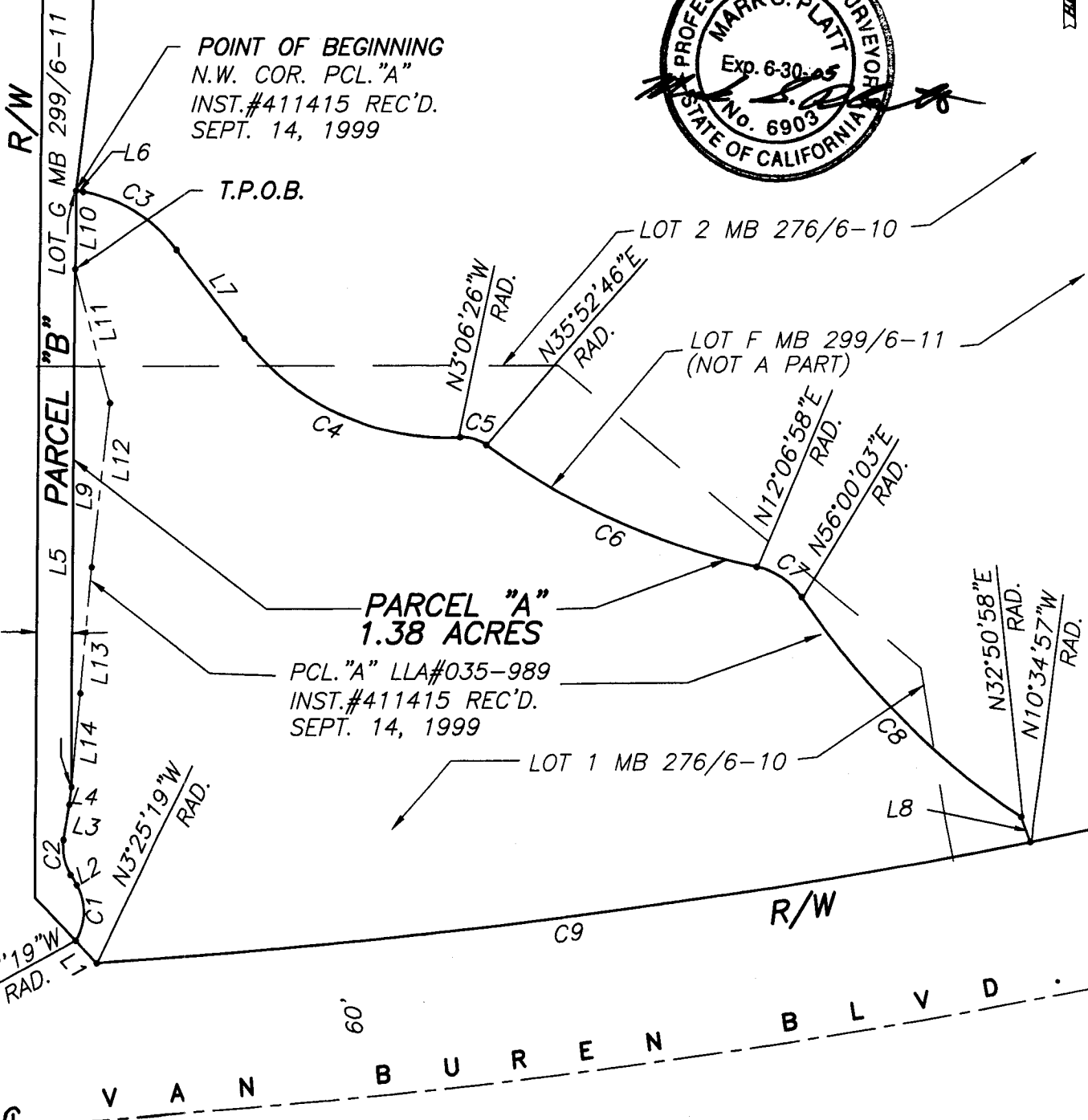
LEGEND:

- INDICATES EXISTING LOT LINE TO BE ADJUSTED
- INDICATES NEW LOT LINE
- INDICATES EXISTING LOT LINE TO BE ADJUSTED



POINT OF BEGINNING
N.W. COR. PCL. "A"
INST.#411415 REC'D.
SEPT. 14, 1999

T.P.O.B.



2003-704936
09/11/2003 08:58:09
5 of 5



WOOD RD.

ENGINEERING VENTURES, INC.
LAND PLANNING * CIVIL ENGINEERING
LAND SURVEYING

43500 RIDGE PARK DR * # 202 * TEMECULA * CA * 92590
TEL # (909) 699-6450 FAX # (909) 699-3569

SHEET <u>2</u> OF <u>2</u>	JOB NUMBER: 666-01
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SCALE: 1" = 60'	DATE: MAY 22, 2003	LOT LINE ADJUSTMENT NO. _____
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LL-040-023 10