

Recording requested by:

STEWART TITLE-Riverside

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

DOC # 2003-798162

10/09/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

And when recorded, mail to:

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



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FOR RECORDER'S OFFICE USE ONLY

Project: LL CASE - P03-0242

A.P.N. PORS. 225-160-001, 002, 003 & 007

LL - P03-0242



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THE VONS COMPANIES, INC., a Michigan 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.**

511 235534

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: Jol ASL 8/21/03  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

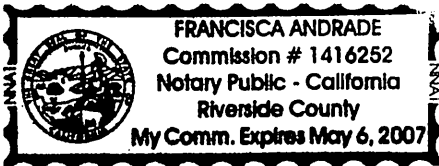
County of Riverside } ss

On Aug 21 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



City of Riverside

Certificate of Compliance for Lot Line Adjustment No. P03-0242

PARCEL B

Those portions of Parcels 3 and 4 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, those portions of Lots 11 and 12 of Hays-Fluke Tract, on file in Book 22 of Maps, Page 93 thereof, Records of said Riverside County, and that portion of the Northeast one-quarter of Section 34, Township 2 South, Range 5 West, S.B.B.&M., all in the City of Riverside, County of Riverside, State of California, being described as follows:

COMMENCING at the Northeast corner of Parcel 5 of said Parcel Map No. 13044;

Thence along the northerly line of said Parcel 5, the following 3 courses:

- 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
3.) Thence S.89°15'59"W., a distance of 145.58 feet, being the POINT OF BEGINNING;

Thence S.00°49'52"E., a distance of 285.72 feet;

Thence S.89°10'08"W., a distance of 175.52 feet, to the easterly line of Parcel 2 of said Parcel Map No. 13044;

Thence N.00°02'06"W. along said easterly line, a distance of 19.16 feet, to the Southeast Corner of said Parcel 4;

Thence S.89°14'21"W. along the southerly line of said Parcel 4, a distance of 74.08 feet;

Thence N.00°49'52"W., a distance of 241.21 feet;

Thence N.89°10'08"E., a distance of 13.00 feet;

Thence N.00°49'52"W., a distance of 73.68 feet, to the northerly line of said Parcel 4;

Thence N.89°14'00"E. along the northerly lines of said Parcels 4 and 3, a distance of 232.95 feet, to the Northeast corner of said Parcel 3;

Thence S.00°46'38"E. along the easterly line of said Parcel 3, a distance of 48.15 feet, to the most westerly Northwest corner of said Parcel 5;

Thence N.89°15'59"E. along the northerly line of said Parcel 5, a distance of 3.43 feet, to the Point of Beginning.

The above described parcel of land contains 1.85 acres, more or less.

KCT CONSULTANTS, INC. Prepared Under the Supervision of:

Signature of Marissa Crowther, PLS No. 6152, Date: Aug. 19 2002



DESCRIPTION APPROVAL 8/20/2002 by K Crowther SURVEYOR, CITY OF RIVERSIDE



**Merrill Avenue**

Sunnyside Drive

Riverside Avenue

Sunnyside Drive

**Existing Parcels**

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41



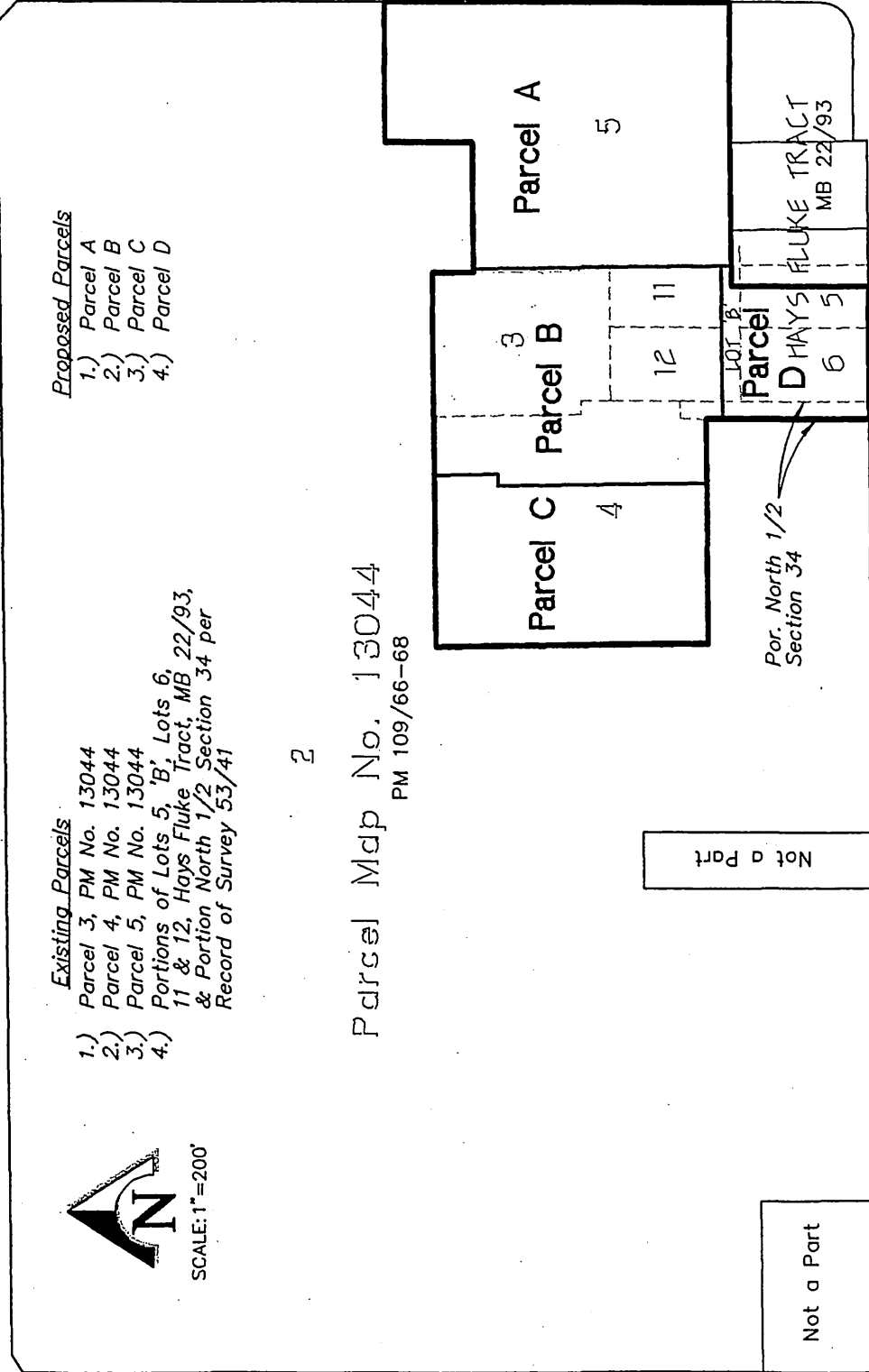
SCALE: 1"=200'

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Parcel Map No. 13044  
PM 109/66-68

**Proposed Parcels**

- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D



Por. North 1/2 Section 34

Not a Part

Not a Part

**Central Avenue**

San Diego Ave.

EXHIBIT "B"  
Sheet 1 of 2  
Scale: 1"=200'  
Dec. 2002  
WO 1235-01

City of Riverside  
Lot Line Adjustment No. P03-0242  
**KCT CONSULTANTS, INC.**  
Civil Engineers - Surveyors - Planners  
P.O. Box 5716 Riverside, CA 92517-0716 Phone: 951-511-8840 Fax: 951-511-8845  
434 Latham St., Suite 200, Riverside, CA 92501 e-mail: kct@kctconsultants.com



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

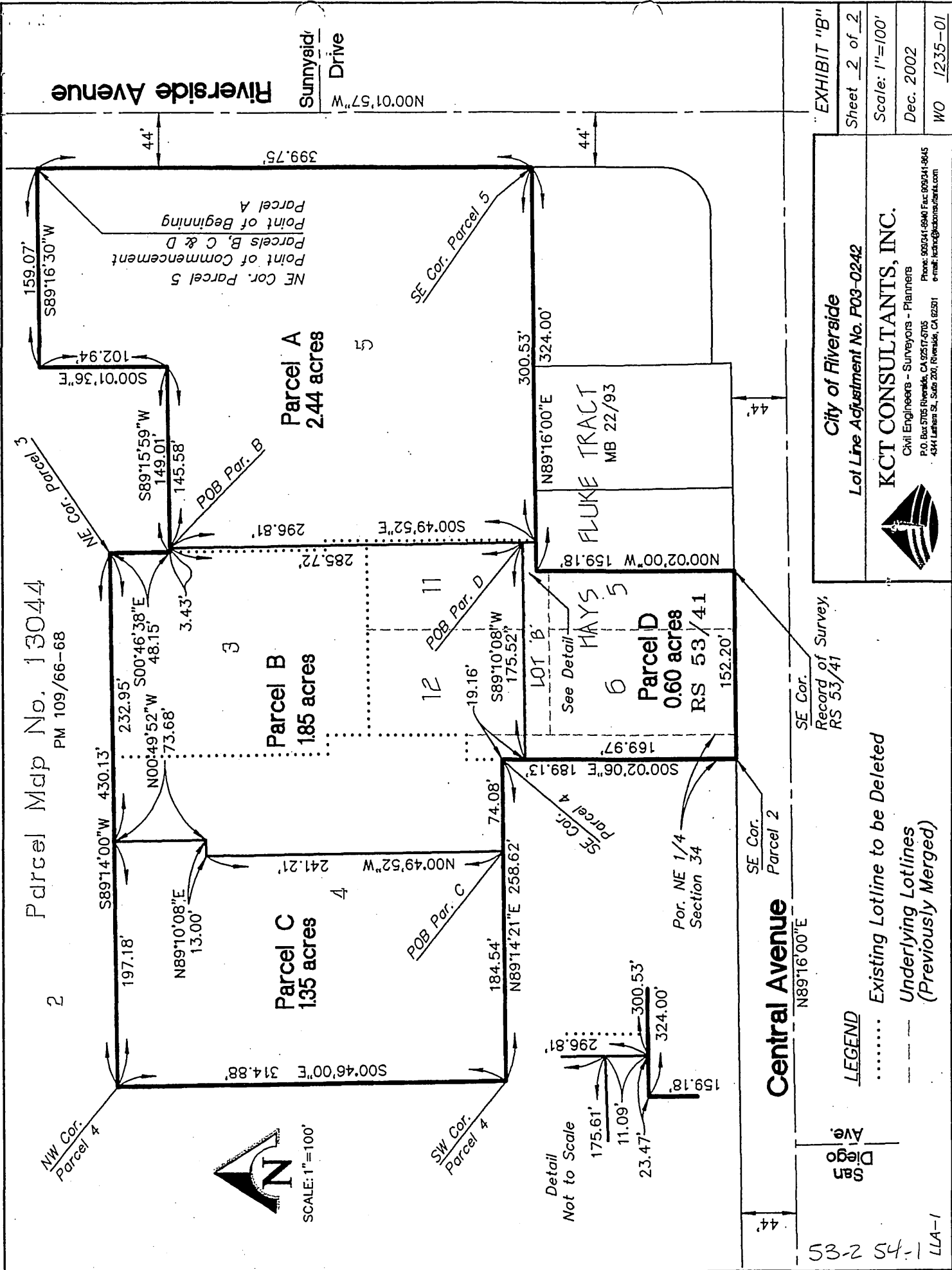
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LLA-1

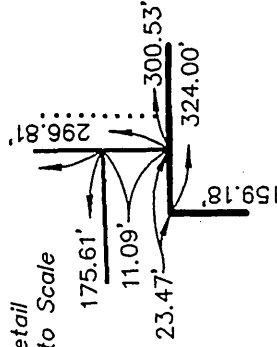


Parcel Map No. 13044  
PM 109/66-68



SCALE: 1"=100'

Detail  
Not to Scale



San Diego Ave.

LEGEND

- ..... Existing Lotline to be Deleted
- Underlying Lotlines (Previously Merged)

Central Avenue

N89°16'00"E

SE Cor.

Record of Survey,  
RS 53/41

City of Riverside  
Lot Line Adjustment No. P03-0242

KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92517-5705  
4341 Latham St., Suite 200, Riverside, CA 92501  
Phone: 951-514-1940 Fax: 951-514-1945  
e-mail: kctinfo@kctconsultants.com



EXHIBIT "B"

Sheet 2 of 2

Scale: 1"=100'

Dec. 2002

WO 1235-01



2003-798162  
10/09/2003 08:00A  
5 of 5

LL-P03-0242

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STEWART TITLE-Riverside

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

511235534

DOC # 2003-798166

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Page 1 of 5

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County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY 19

Project: LL CASE - P03-0242  
A.P.N. POR. 225-160-007

LL - P03-0242



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): 3545 CENTRAL LLC, an Illinois 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 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 08/21/03  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

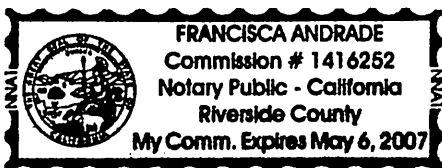
County of Riverside } ss

On Aug. 21, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Riverside**  
**Certificate of Compliance for Lot Line Adjustment No. P03-0242**

**PARCEL D**

Lot 6 together with those portions of Lots 5, 11, 12 and 'B' of Hays-Fluke Tract, on file in Book 22 of Maps, Page 93 thereof, Records of Riverside County, and that portion of the Northeast one-quarter of Section 34, Township 2 South, Range 5 West, S.B.B.&M., all in the City of Riverside, County of Riverside, State of California, being described as follows:

**COMMENCING** at the Northeast corner of Parcel 5 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of said Riverside County;

Thence along the northerly line of said Parcel 5, the following 3 courses:

- 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
- 2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
- 3.) Thence S.89°15'59"W., a distance of 145.58 feet;

Thence S.00°49'52"E., a distance of 285.72 feet, being the **POINT OF BEGINNING**;

Thence S.89°10'08"W., a distance of 175.52 feet, to the easterly line of Parcel 2 of said Parcel Map No. 13044;

Thence S.00°02'06"E. along said easterly line, a distance of 169.97 feet, to the Southeast corner of said Parcel 2, said corner being a point in the northerly line of Central Avenue as shown by said Parcel Map No. 13044;

Thence N.89°16'00"E. along said northerly line of Central Avenue, a distance of 152.20 feet, to the Southeast corner of that certain Parcel of land as shown by Record of Survey, on file in Book 53 of Records of Survey, Page 41 thereof, Records of said Riverside County;

Thence N.00°02'00"W. along the easterly line of said Record of Survey, a distance of 159.18 feet, to an angle point therein;

Thence N.89°16'00"E. along said easterly line, a distance of 23.47 feet, to a line which bears S.00°49'52"E. from the Point of Beginning;

Thence N.00°49'52"W. along said line, a distance of 11.09 feet, to the Point of Beginning.

The above described parcel of land contains 0.60 acres, more or less.

**KCT CONSULTANTS, INC.**

Prepared Under the Supervision of:

Marissa Crowther  
Marissa Crowther PLS No. 6152

Date: Aug. 19<sup>th</sup> 2003



DESCRIPTION APPROVAL 8/20/2003  
K. Crowther  
for SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_





**Merrill Avenue**

Sunnyside Drive

Riverside Avenue

Sunnyside Drive

**Existing Parcels**

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41

**Proposed Parcels**

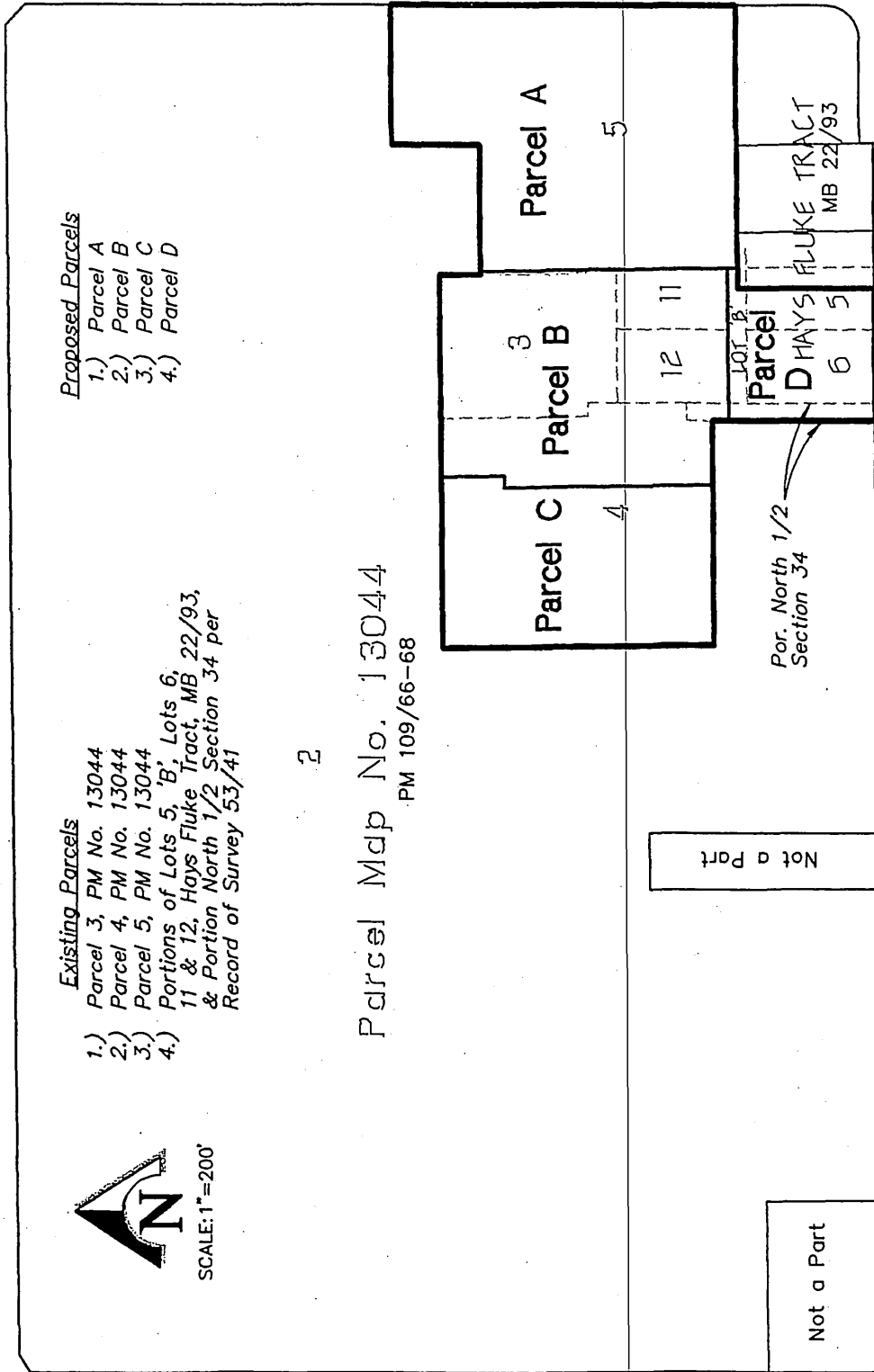
- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D

Parcel Map No. 13044  
PM 109/66-68

2



SCALE: 1"=200'



**Central Avenue**

De Anza Ave



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE:

City of Riverside  
Lot Line Adjustment No. P03-0242

**KCT CONSULTANTS, INC.**



Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92517-5705  
4341 Latham St., Suite 200, Riverside, CA 92501  
Phone: 951-514-8440 Fax: 951-514-8445  
e-mail: kct@kctconsultants.com

EXHIBIT "B"  
Sheet 1 of 2

Scale: 1"=200'

Dec. 2002

WO 1235-01

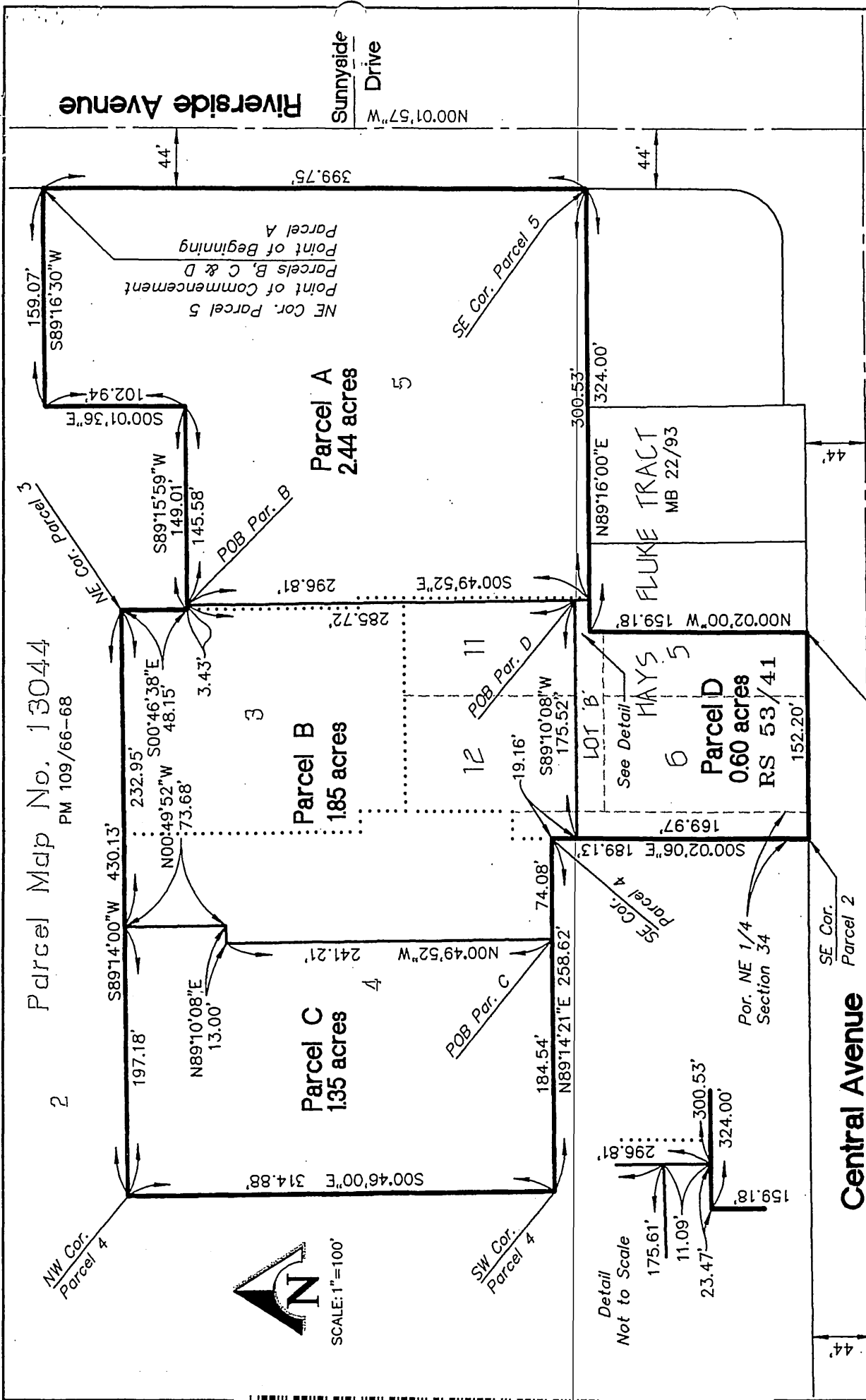


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10/09/2003 08:00A  
4 of 5

LL-P03-0242

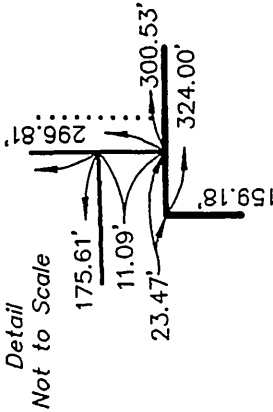
LLA-1

**Parcel Map No. 13044**  
PM 109/66-68



SCALE: 1"=100'

Detail  
Not to Scale



2003-798166  
10/09/2003 08:08  
5 of 5

LL-703-0242

**Central Avenue**  
N89°16'00"E

SE Cor.  
Parcel 2

SE Cor.  
Record of Survey,  
RS 53/41

SE Cor.

**LEGEND**

..... Existing Lotline to be Deleted

--- Underlying Lotlines  
(Previously Merged)

City of Riverside  
Lot Line Adjustment No. F03-0242

**KCT CONSULTANTS, INC.**  
Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92577-0705 Phone: 951-514-8940 Fax: 951-514-8945  
4344 Lathrop St., Suite 200, Riverside, CA 92501 e-mail: kct@kctconsultants.com

EXHIBIT "B"  
Sheet 2 of 2  
Scale: 1"=100'  
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Recording requested by:

**STEWART TITLE-Riverside**

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5/1 235534

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Page 1 of 5

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County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY



Project: LL CASE - P03-0242  
A.P.N. POR. 225-160-001

**LL - P03-0242**

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

Property Owner(s): **WESTMINSTER CENTRAL LLC, an Illinois 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 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: Jol ASL 8/21/03  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

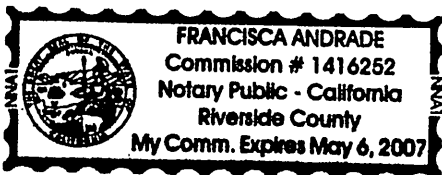
County of Riverside } ss

On Aug. 21, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



City of Riverside

Certificate of Compliance for Lot Line Adjustment No. P03-0242

PARCEL C

That portion of Parcel 4 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, in the City of Riverside, County of Riverside, State of California, being described as follows:

COMMENCING at the Northeast corner of Parcel 5 of said Parcel Map No. 13044;

Thence along the northerly line of said Parcel 5, the following 3 courses:

- 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
3.) Thence S.89°15'59"W., a distance of 145.58 feet;

Thence S.00°49'52"E., a distance of 285.72 feet;

Thence S.89°10'08"W., a distance of 175.52 feet, to the easterly line of Parcel 2 of said Parcel Map No. 13044;

Thence N.00°02'06"W. along said easterly line, a distance of 19.16 feet, to the Southeast Corner of said Parcel 4;

Thence S.89°14'21"W. along the southerly line of said Parcel 4, a distance of 74.08 feet, to the POINT OF BEGINNING;

Thence N.00°49'52"W., a distance of 241.21 feet;

Thence N.89°10'08"E., a distance of 13.00 feet;

Thence N.00°49'52"W., a distance of 73.68 feet, to the northerly line of said Parcel 4;

Thence S.89°14'00"W. along said northerly line, a distance of 197.18 feet, to the Northwest corner of said Parcel 4;

Thence S.00°46'00"E. along the westerly line of said Parcel 4, a distance of 314.88 feet, to the Southwest corner of said Parcel 4;

Thence N.89°14'21"E. along the southerly line of said Parcel 4, a distance of 184.54 feet, to the Point of Beginning.

The above described parcel of land contains 1.35 acres, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:

Signature of Marissa Crowther, PLS No. 6152, Date: Aug. 19, 2002



DESCRIPTION APPROVAL 8/20/2002 by [Signature] SURVEYOR, CITY OF RIVERSIDE



**Merrill Avenue**

Sunnyside Drive

**Existing Parcels**

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41

**Proposed Parcels**

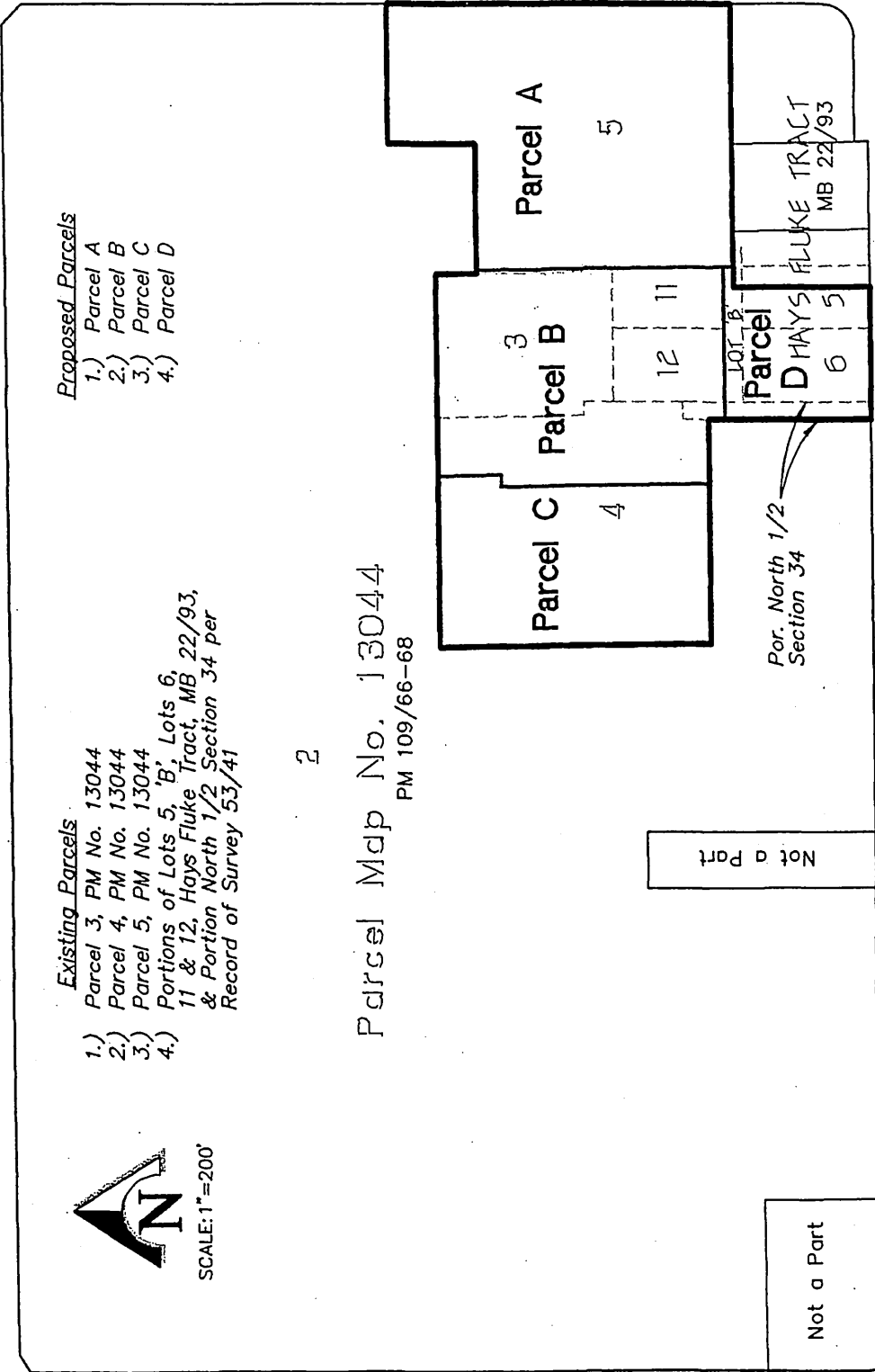
- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D



SCALE: 1"=200'

2

Parcel Map No. 13044  
PM 109/66-68



Riverside Avenue

Sunnyside Drive

De Anza Avenue

Beatty Drive

Sunnyside Drive

**Central Avenue**

San Diego Ave

EXHIBIT "B"

Sheet 1 of 2

Scale: 1"=200'

Dec. 2002

WO 1235-01

City of Riverside  
Lot Line Adjustment No. P03-0242

**KCT CONSULTANTS, INC.**

Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92577-0705 Phone: 951-541-8840 Fax: 951-541-8845  
434 Latham St., Suite 200, Riverside, CA 92501 e-mail: kct@kctconsultants.com



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE:



LLA-1



Parcel Map No. 13044  
PM 109/66-68

Riverside Avenue

Sunnyside Drive

SCALE: 1"=100'

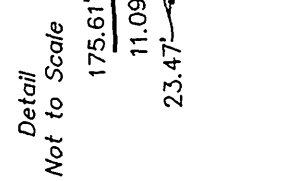
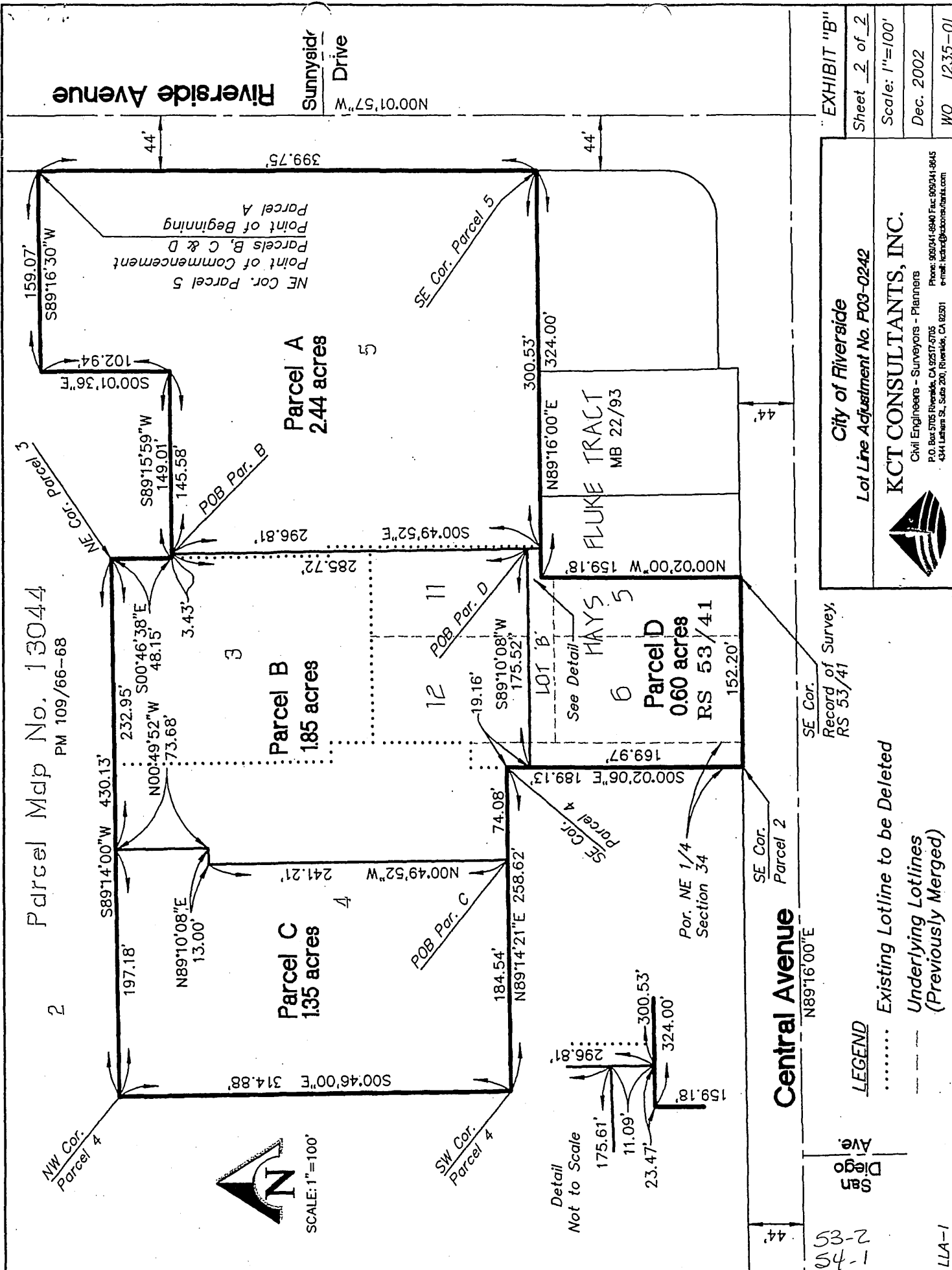


EXHIBIT "B"  
Sheet 2 of 2  
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**City of Riverside**  
Lot Line Adjustment No. P03-0242

**KCT CONSULTANTS, INC.**  
Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92517-5705  
4341 Linden St., Sub 200, Riverside, CA 92501  
Phone: 951-514-8940 Fax: 951-514-8645  
e-mail: kct@kctconsultants.com

Record of Survey,  
RS 53/41

SE Cor.  
Parcel 2

Central Avenue  
N89°16'00"E

San Diego Ave

1-45  
2-35  
LLA-1

**LEGEND**  
..... Existing Lotline to be Deleted  
--- Underlying Lotlines (Previously Merged)



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10/09/2003 08:00A  
5 of 5

LL-P03-0242

Recording requested by:

**STEWART TITLE-Riverside**

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Public Works Department  
3900 Main Street  
Riverside, California 92522

511235534

**DOC # 2003-798158**

10/09/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY 19

Project: LL CASE - P03-0242

A.P.N. PORS. 225-160-002, 003 & 007

**LL - P03-0242**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **WESTMINSTER CENTRAL LLC, an Illinois 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 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. Swecki 8/21/03  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

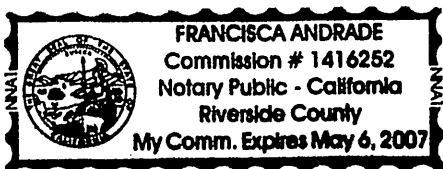
On Aug. 21, 2003, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swecki

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Riverside**  
**Certificate of Compliance for Lot Line Adjustment No. P03-0242**

**PARCEL A**

Those portions of Parcels 3 and 5 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, and portions of Lot 11 and Lot 'B' of Hays-Fluke Tract, on file in Book 22 of Maps, Page 93 thereof, Records of said Riverside County, all in the City of Riverside, County of Riverside, State of California, being described as follows:

**BEGINNING** at the Northeast corner of said Parcel 5;

Thence along the northerly line of said Parcel 5, the following 3 courses:

- 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
- 2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
- 3.) Thence S.89°15'59"W., a distance of 145.58 feet;

Thence S.00°49'52"E., a distance of 296.81 feet, to the westerly prolongation of the southerly line of said Parcel 5;

Thence N.89°16'00"E. along said westerly produced southerly line and along said southerly line, a distance of 300.53 feet, to the southeast corner thereof;

Thence N.00°01'57"W. along the easterly line of said Parcel 5, a distance of 399.75 feet, to the Point of Beginning.

The above described parcel of land contains 2.44 acres, more or less.

**KCT CONSULTANTS, INC.**

Prepared Under the Supervision of:

*Marissa Crowther*

Marissa Crowther PLS No. 6152

Date: Aug. 19<sup>th</sup> 2003



DESCRIPTION APPROVAL 8/20/2003  
*K. Crowther*  
 SURVEYOR, CITY OF RIVERSIDE



**Merrill Avenue**

*Existing Parcels*

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, "B", Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41



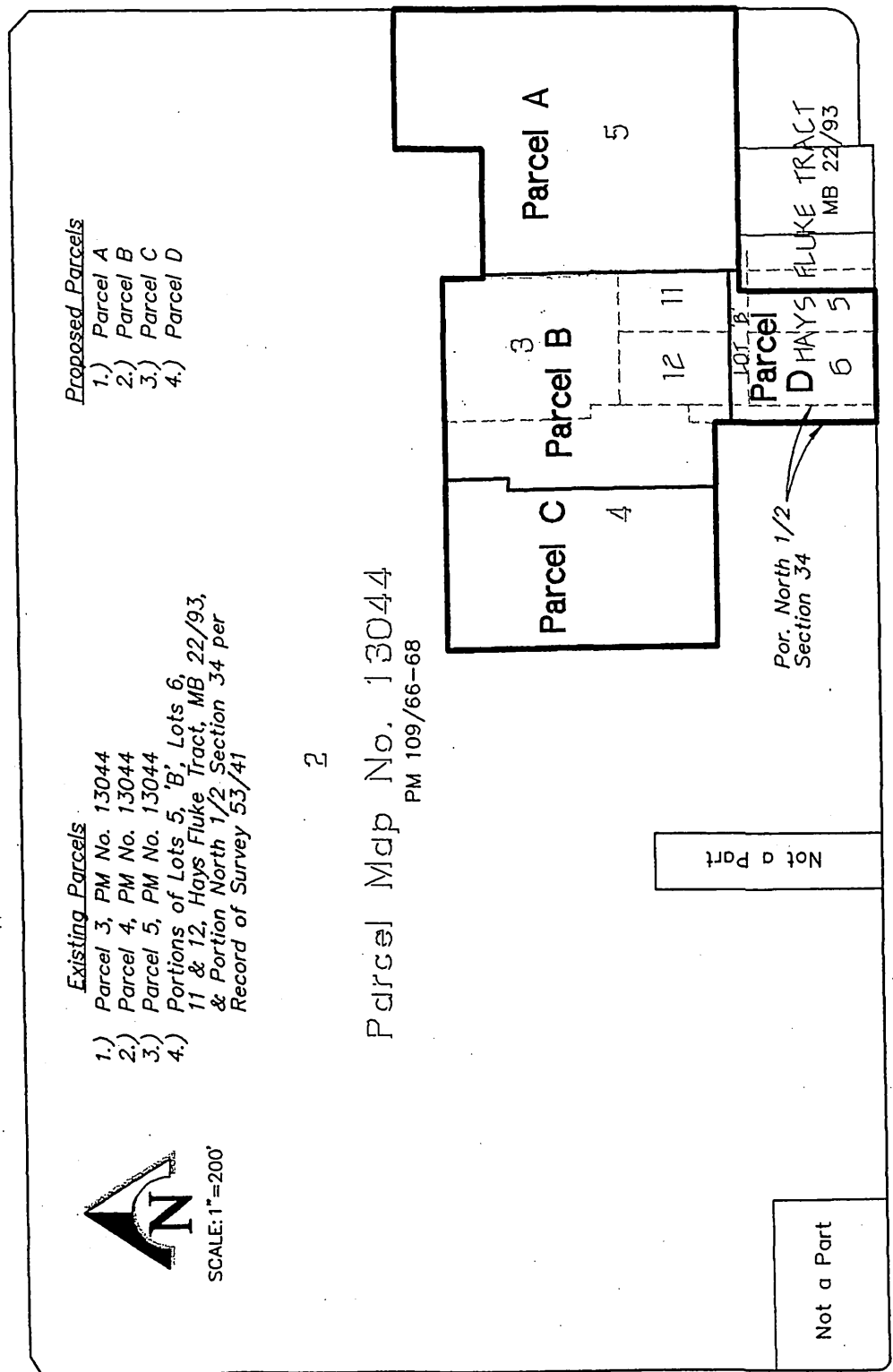
SCALE: 1"=200'

2

Parcel Map No. 13044  
PM 109/66-68

*Proposed Parcels*

- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D



Sunnyside Drive

Riverside Avenue

Sunnyside Drive

De Anza Avenue

Beatty Drive

Sunnyside Drive

San Diego Ave

**Central Avenue**

EXHIBIT "B"  
Sheet 1 of 2  
Scale: 1"=200'  
Dec. 2002  
WO 1235-01

City of Riverside  
Lot Line Adjustment No. P03-0242

**KCT CONSULTANTS, INC.**



Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92517-5705  
4341 Latham St., Suite 201, Riverside, CA 92501  
Phone: 951-514-8940 Fax: 951-514-8645  
e-mail: kctinfo@kctconsultants.com

Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE: \_\_\_\_\_



LLA-1



2003-798158  
10/09/2003 08:00A  
4 of 5

LL-P03-0242

