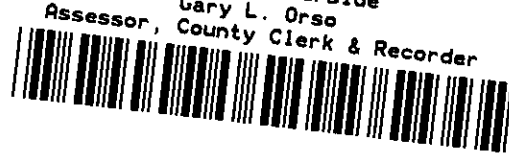


Recording requested by:

DOC # 2004-0264455
04/13/2004 08:00A Fee:43.00
Page 1 of 13

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
3900 Main Street
Riverside, California 92522

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44

Project: P03-1123
A.P.N. 142-180-007, -008, -009, -018
3847 Pierce Street.

LL-P03-1123



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): WILTON K. NEWBY, Successors Trustee of the Newby Family Trust
dated March 10, 1982

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 FOUR 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 A Sel 3/5/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 3-8-04, 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:

2004-0264455
04/13/2004 08:00P
2 of 13



EXHIBIT "A"
LLA ZONING CASE P03-1123
PARCEL 1

THAT PORTION OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET, NORTH 33 DEG. 39'01" WEST, A DISTANCE OF 390.00 FEET TO A POINT THAT IS SOUTH 33 DEG. 39'01" EAST, A DISTANCE OF 48.84 FEET FROM THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 6.74 FEET TO A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 4 DEG. 04'09" EAST, A DISTANCE OF 11.60 FEET;

THENCE NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 11.60 FEET TO SAID PARALLEL LINE;



THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO COURSES: NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 100.15 FEET TO THE BEGINNING OF A 2490.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEG 49'55" AN ARC DISTANCE OF 36.16 FEET;

THENCE SOUTH 16 DEG 01'17" EAST, A DISTANCE OF 87.51 FEET;

THENCE SOUTH 33 DEG. 39'01" WEST, A DISTANCE OF 222.52 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE SOUTH 56 DEG. 22'16" WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 186.98 FEET TO **THE TRUE POINT OF BEGINNING**;

EXCEPT THE SOUTHEASTERLY 176.99 FEET THEREOF.

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

AREA: 0.85 ACRES MORE OR LESS

PARCEL 2

THE SOUTHEASTERLY 176.99 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET, NORTH 33 DEG. 39'01" WEST, A DISTANCE OF 390.00 FEET TO A POINT THAT IS SOUTH 33 DEG. 39'01" EAST, A DISTANCE OF 48.84 FEET FROM THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED



OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 6.74 FEET TO A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 4 DEG. 04'09" EAST, A DISTANCE OF 11.60 FEET;

THENCE NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 11.60 FEET TO SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO COURSES: NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 100.15 FEET TO THE BEGINNING OF A 2490.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEG 49'55" AN ARC DISTANCE OF 36.16 FEET;

THENCE SOUTH 16 DEG 01'17" EAST, A DISTANCE OF 87.51 FEET;

THENCE SOUTH 33 DEG. 39'01" WEST, A DISTANCE OF 222.52 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE SOUTH 56 DEG. 22'16" WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 186.98 FEET TO **THE TRUE POINT OF BEGINNING**;

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

AREA: 0.76 ACRES MORE OR LESS

PARCEL 3

THOSE PORTIONS OF LOTS 3, 4 AND 10 IN BLOCK 7 AND A PORTION OF LOT 4 IN BLOCK 9, AND THAT PORTION OF VACATED LOT EE (HALLADAY AVENUE), ALL OF LA SIERRA



GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS, NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 186.98 FEET **TO THE TRUE POINT OF BEGINNING;**

THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 7 OF LA SIERRA GARDENS, NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 322.07 FEET;

THENCE NORTH 33 DEG. 39'00" WEST, A DISTANCE OF 85.83 FEET;

THENCE NORTH 5 DEG. 16'08" EAST, A DISTANCE OF 23.04 FEET TO THE BEGINNING OF A 2500.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL BEARING NORTH 5 DEG. 16'08" EAST, SAID POINT IS ALSO ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEG 20'17" AN ARC DISTANCE OF 407.45 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 85 DEG. 55'51" WEST, A DISTANCE OF 215.14 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY;

THENCE SOUTH ALONG SAID RIGHT-OF-WAY OF PIERCE STREET, SOUTH 33 DEG. 39'01" EAST A DISTANCE OF 48.84 FEET;

THENCE NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 52.17 FEET;



THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 6.74 FEET TO A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE ALONG SAID PARALLEL LINE, NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 36.50 FEET;

THENCE SOUTH 4 DEG. 04'09" EAST, A DISTANCE OF 11.60 FEET;

THENCE NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 4 DEG. 04'09" WEST, A DISTANCE OF 11.60 FEET TO SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING TWO COURSES: NORTH 85 DEG. 55'51" EAST, A DISTANCE OF 100.15 FEET TO THE BEGINNING OF A 2490.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEG 49'55" AN ARC DISTANCE OF 36.16 FEET;

THENCE SOUTH 16 DEG 01'17" EAST, A DISTANCE OF 87.51 FEET;

THENCE SOUTH 33 DEG. 39'01" WEST, A DISTANCE OF 222.52 FEET TO **THE TRUE POINT OF BEGINNING.**

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

AREA: 1.76 ACRES MORE OR LESS

PARCEL 4

THAT PORTION OF LOT 4, BLOCK 9 OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 42 THROUGH 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 7 OF LA SIERRA GARDENS;

THENCE NORTH 56 DEG. 22'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF PIERCE STREET (55 FOOT HALF-WIDTH), PER THAT CERTAIN PARCEL OF LAND



CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MAY 16, 2003, AS INSTRUMENT NO. 2003-354135 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, THENCE ALONG THE SOUTHEASTERLY LINES OF LOTS 4 AND 10 IN BLOCK 7 AND LOT 4 IN BLOCK 9, ALL OF SAID LA SIERRA GARDENS, NORTH 56 DEG. 22'16" EAST, A DISTANCE OF 509.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 33 DEG. 39'00" WEST, A DISTANCE OF 85.83 FEET;
THENCE NORTH 5 DEG. 16'08" EAST, A DISTANCE OF 23.04 FEET TO THE BEGINNING OF A 2500.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL BEARING NORTH 5 DEG. 16'08" EAST, SAID POINT IS ALSO ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 21, 1958 AS INSTRUMENT NO. 75558 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEG 38'46" AN ARC DISTANCE OF 159.09 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 9;

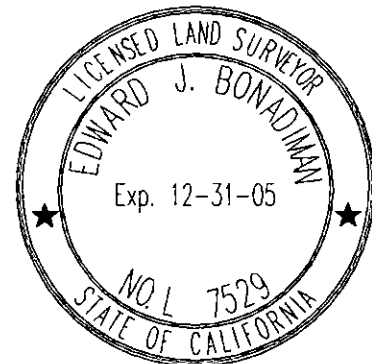
THENCE SOUTH 56 DEG. 22'16" WEST, A DISTANCE OF 134.99 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL RESERVATIONS, RESTRICTION, EASEMENTS, OFFERS OF DEDICATIONS, RIGHTS AND RIGHT OF WAYS OF RECORD.

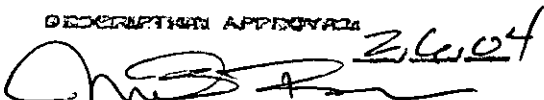
AREA: 0.18 ACRES MORE OR LESS

 11-3-04

Edward J. Bonadiman, P.L.S. Date
License expires 12-31-03



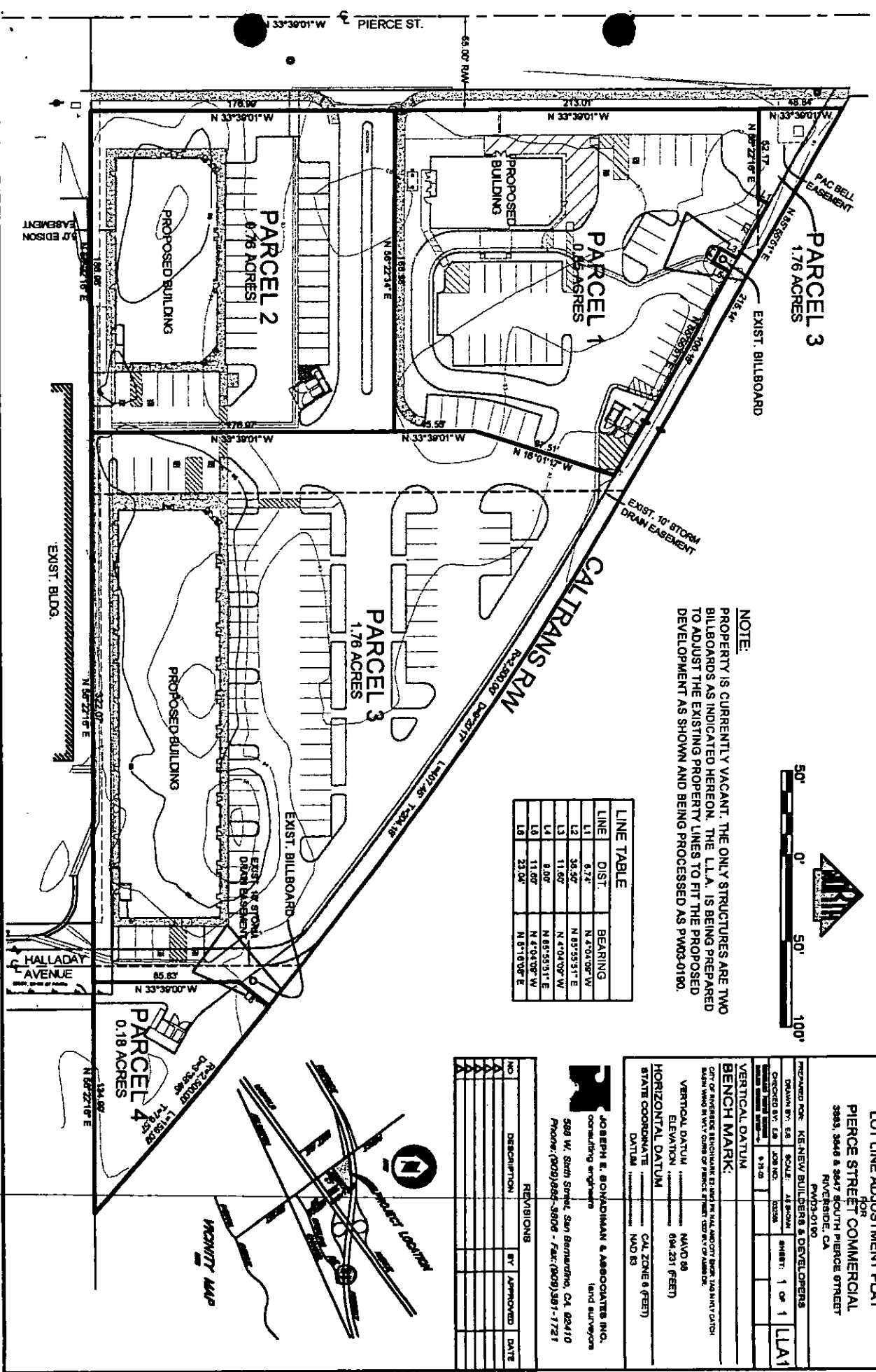
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DESCRIPTION APPROVAL

SURVEYOR, CITY OF RIVERSIDE

Page 6 of 6



11-P03-1173



NOTE:
 PROPERTY IS CURRENTLY VACANT. THE ONLY STRUCTURES ARE TWO BILLBOARDS AS INDICATED HEREON. THE L.L.A. IS BEING PREPARED TO ADJUST THE EXISTING PROPERTY LINES TO FIT THE PROPOSED DEVELOPMENT AS SHOWN AND BEING PROCESSED AS PW03-0190.



| LINE | DIST. | BEARING |
|------|--------|---------------|
| L1 | 1.72' | N 47°04'09" W |
| L2 | 36.92' | N 85°53'51" E |
| L3 | 11.60' | N 47°04'09" W |
| L4 | 8.00' | N 85°53'51" E |
| L5 | 11.60' | N 47°04'09" W |
| L6 | 22.04' | N 85°18'08" E |

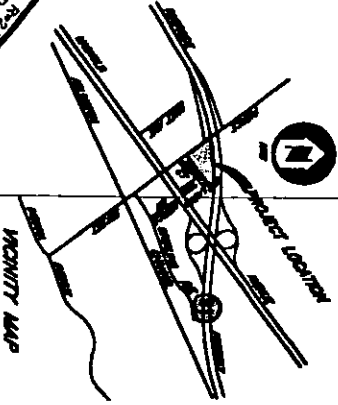
LOT LINE ADJUSTMENT PLAT
 FOR
PIERCE STREET COMMERCIAL
 5843, 5846 & 5847 SOUTH PIERCE STREET
 RIVERSIDE, CA
 PW03-0190

PREPARED FOR: KE NEW BUILDERS & DEVELOPERS
 DRAWN BY: SA SCULZ, ALABORN
 CHECKED BY: SA JONSON, SCULZ
 DATE: 9-1-03 SHEET: 1 OF 1 (L1A1)

VERTICAL DATUM
 BENCH MARK:
 VERTICAL DATUM: NAVD 83
 ELEVATION: 694.231 (FEET)
 HORIZONTAL DATUM: CAL ZONE 8 (FEET)
 STATE COORDINATE DATUM: NAD 83

JOSEPH E. SONDAMIAN & ASSOCIATES INC.
 consulting engineers and surveyors
 588 W. Sixth Street, San Bernardino, CA 92410
 Phone: (909)585-5800 - Fax: (909)581-1721

| NO. | DESCRIPTION | BY | APPROVED | DATE |
|-----|-------------|----|----------|------|
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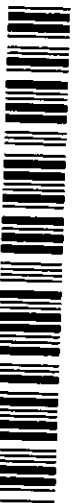
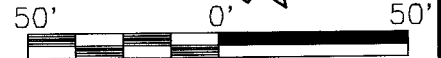
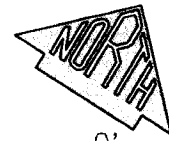


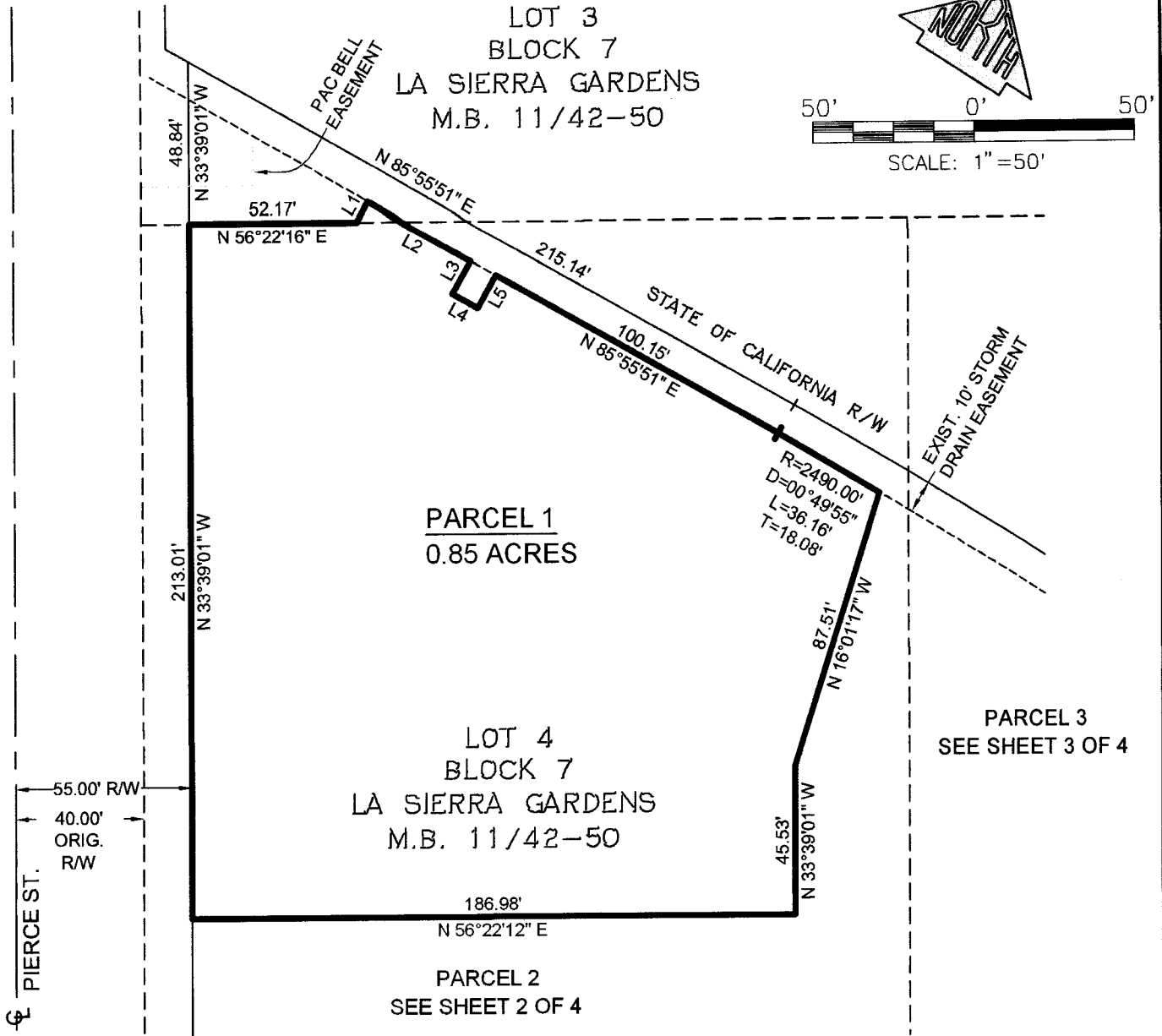
EXHIBIT "B"

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

LOT 3
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50



SCALE: 1" = 50'



PARCEL 1
0.85 ACRES

LOT 4
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

PARCEL 2
SEE SHEET 2 OF 4

PARCEL 3
SEE SHEET 3 OF 4

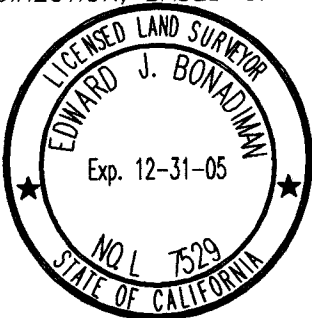
NOTE:

THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT.

THIS DOCUMENT WAS PERPARED BY ME OR UNDER MY DIRECTION, BASED ON A FIELD SURVEY.

LINE TABLE

| LINE | DIST. | BEARING |
|------|--------|---------------|
| L1 | 6.74' | N 4°04'09" W |
| L2 | 36.50' | N 85°55'51" E |
| L3 | 11.60' | N 4°04'09" W |
| L4 | 9.00' | N 85°55'51" E |
| L5 | 11.60' | N 4°04'09" W |



Edward J. Bonadiman
1-13-04

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

PREPARED BY:

NOV. 2003



JOSEPH E. BONADIMAN & ASSOCIATES INC.
consulting engineers land surveyors
588 W. Sixth Street, San Bernardino, CA. 92410
Phone: (909) 885-3806 - Fax: (909) 381-1721

**CITY OF RIVERSIDE
CALIFORNIA
LOT LINE ADJUSTMENT
ZONING CASE: P03-1123**

**EXHIBIT "B"
SHEET 1 OF 4**

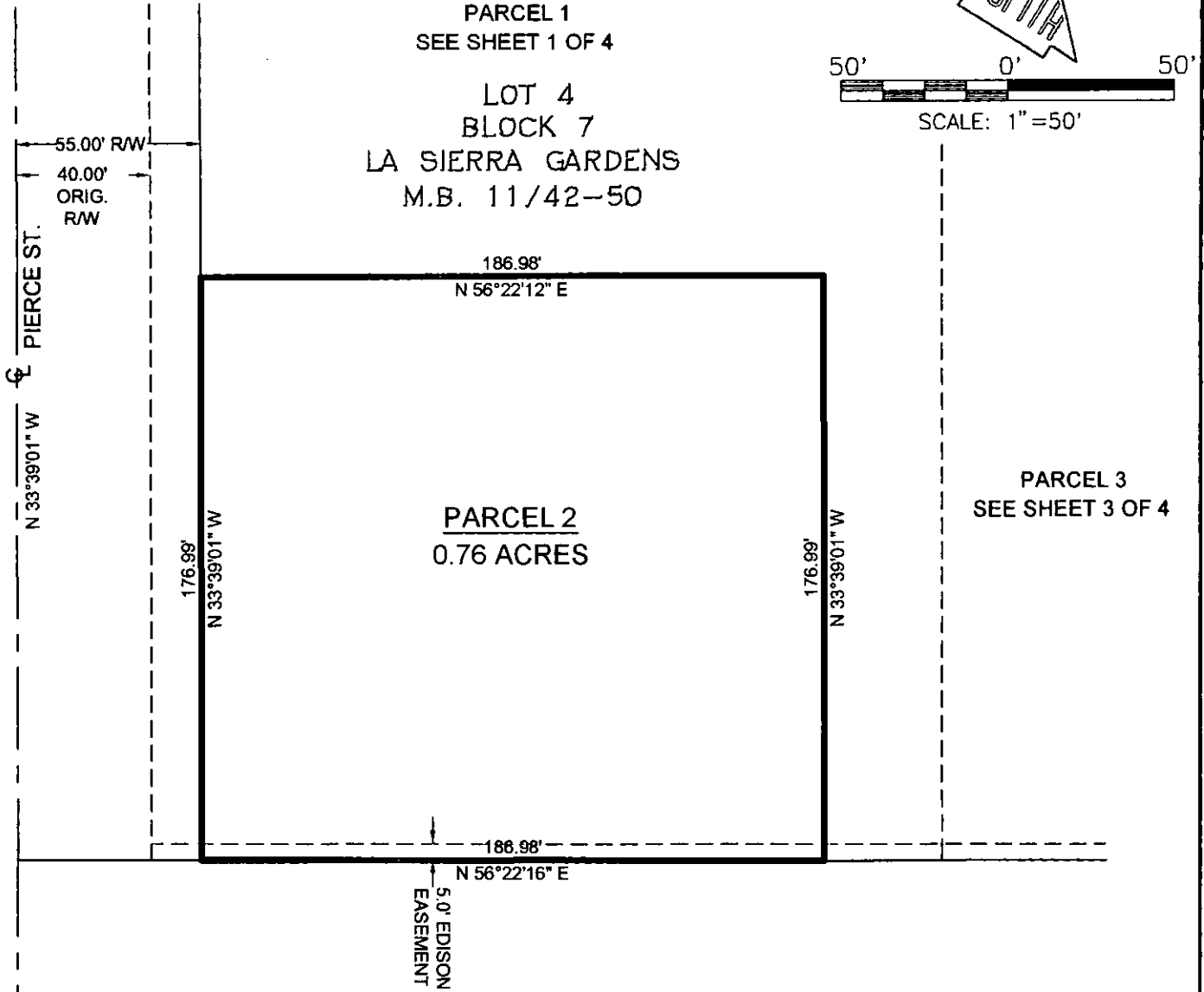


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-10
LL-P03-1123

EXHIBIT "B"

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NOTE:

THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT.

THIS DOCUMENT WAS PERPARED BY ME OR UNDER MY DIRECTION, BASED ON A FIELD SURVEY.



Edward J. Bonadiman 1-13-04

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

PREPARED BY:

NOV. 2003



JOSEPH E. BONADIMAN & ASSOCIATES INC.
consulting engineers land surveyors
588 W. Sixth Street, San Bernardino, CA. 92410
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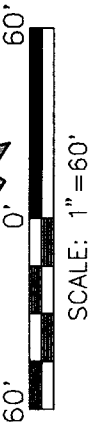
CITY OF RIVERSIDE
CALIFORNIA
LOT LINE ADJUSTMENT
ZONING CASE: P03-1123
EXHIBIT "B"
SHEET 2 OF 4



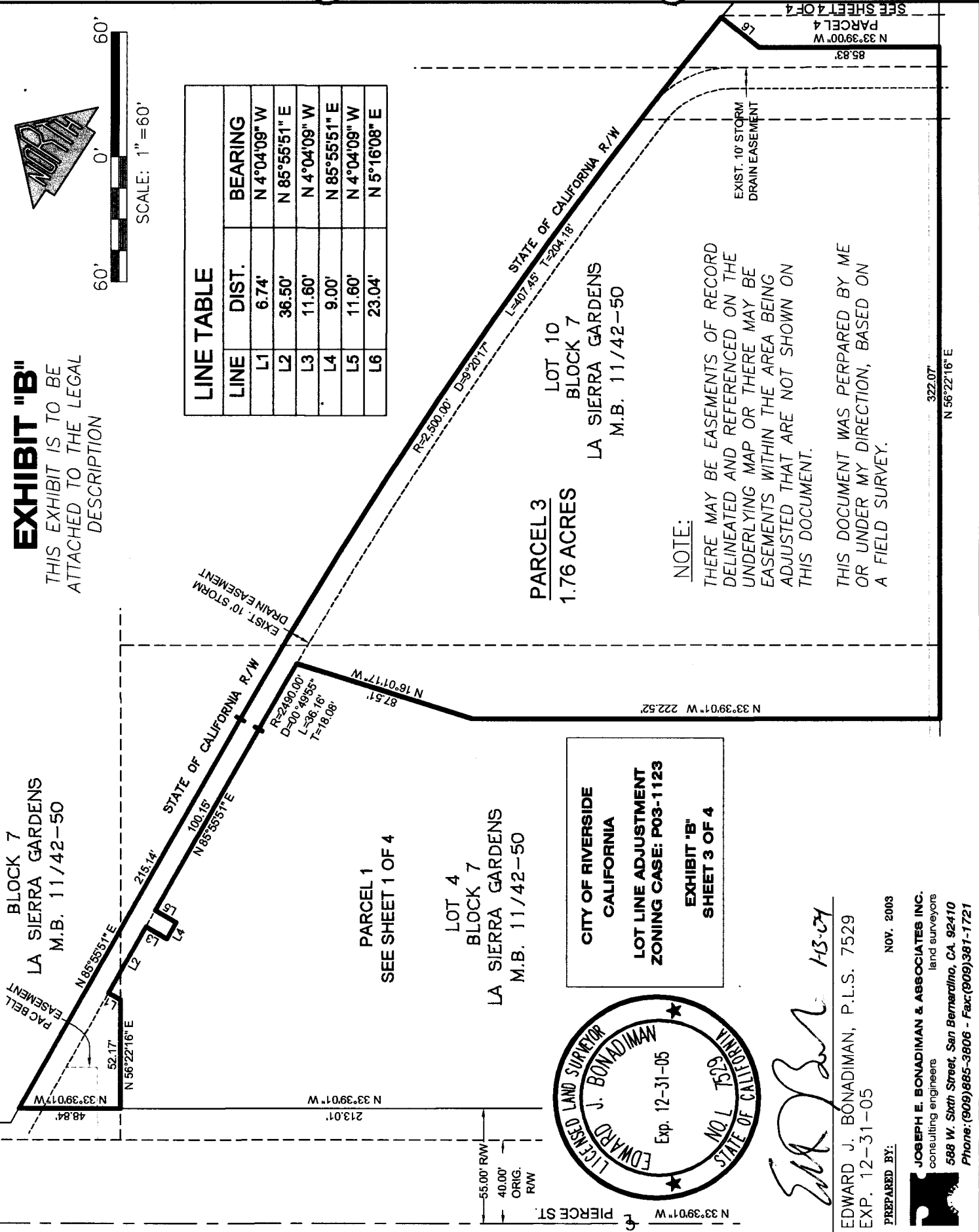
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11 of 13

LL-P03-1123

EXHIBIT "B"
THIS EXHIBIT IS TO BE
ATTACHED TO THE LEGAL
DESCRIPTION



| LINE | DIST. | BEARING |
|------|--------|---------------|
| L1 | 6.74' | N 4°04'09" W |
| L2 | 36.50' | N 85°55'51" E |
| L3 | 11.60' | N 4°04'09" W |
| L4 | 9.00' | N 85°55'51" E |
| L5 | 11.60' | N 4°04'09" W |
| L6 | 23.04' | N 5°16'08" E |



PARCEL 3
1.76 ACRES

LOT 10
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

NOTE:
THERE MAY BE EASEMENTS OF RECORD
DELINEATED AND REFERENCED ON THE
UNDERLYING MAP OR THERE MAY BE
EASEMENTS WITHIN THE AREA BEING
ADJUSTED THAT ARE NOT SHOWN ON
THIS DOCUMENT.

THIS DOCUMENT WAS PREPARED BY ME
OR UNDER MY DIRECTION, BASED ON
A FIELD SURVEY.

BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

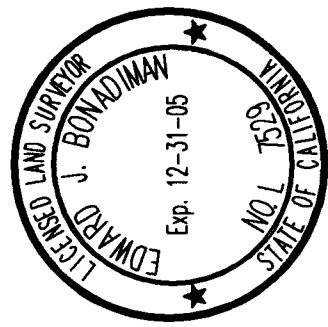
PARCEL 1
SEE SHEET 1 OF 4

LOT 4
BLOCK 7
LA SIERRA GARDENS
M.B. 11/42-50

CITY OF RIVERSIDE
CALIFORNIA

LOT LINE ADJUSTMENT
ZONING CASE: P03-1123

EXHIBIT "B"
SHEET 3 OF 4



Edward J. Bonadiman 113-074

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

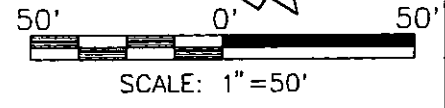
PREPARED BY:
NOV. 2003

JOSEPH E. BONADIMAN & ASSOCIATES INC.
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588 W. Sixth Street, San Bernardino, CA. 92410
Phone: (909) 885-3806 - Fax: (909) 381-1721



EXHIBIT "B"

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION



STATE OF CALIFORNIA R/W

EXIST. 10' STORM DRAIN EASEMENT

PARCEL 3
SEE SHEET 3 OF 4

LOT 4
BLOCK 9
LA SIERRA GARDENS
M.B. 11/42-50

L1(R)

PARCEL 4
0.18 ACRES

$R=2,500.00'$
 $D=3^{\circ}38'46''$
 $L=159.09'$
 $T=79.57'$

$85.83'$
 $N 33^{\circ}39'00'' W$

$134.99'$
 $N 56^{\circ}22'16'' E$

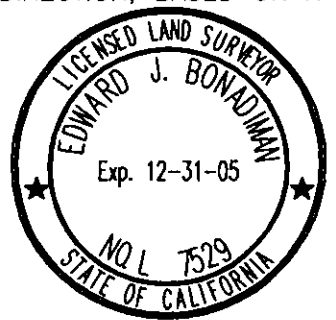
HALLADAY AVENUE

NOTE:

THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT.

THIS DOCUMENT WAS PERPARED BY ME OR UNDER MY DIRECTION, BASED ON A FIELD SURVEY.

| LINE TABLE | | |
|------------|--------|--------------|
| LINE | DIST. | BEARING |
| L1 | 23.04' | N 5°16'08" E |



Edward J. Bonadiman 113-04

EDWARD J. BONADIMAN, P.L.S. 7529
EXP. 12-31-05

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CITY OF RIVERSIDE CALIFORNIA
LOT LINE ADJUSTMENT
ZONING CASE: P03-1123
EXHIBIT 'B'
SHEET 4 OF 4



78/6+8

LL-P03-1123