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NO CONSIDERATION

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City of Riverside
Public Works Department
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Riverside, California 92522

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Project: P03-1506 Par. A
APN: 145-162-001 &-006
Address: 4330 Van Buren Blvd

LL-P03-1506

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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): MUTUAL BENEFIT 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 ONE 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: Jolias 4/13/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 4-12-04, 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:

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. P03-1506
IN THE CITY OF RIVERSIDE
PARCEL "A"

Those portions of Lots 9 and 16, in Block 10, as shown on Map of Lands of the Riverside Land And Irrigating Company, as filed in Book 1, Page 70, of Maps, in the Office of the Recorder of the County of San Bernardino and a portion of the Northeast One-Quarter of Section 12, Township 3 South, Range 6 West, San Bernardino Meridian, said portion also being a portion of Parcel 2, of a Certificate of Compliance recorded on May 2, 1991, as Instrument No. 146833, of Official Records, in the Office of the Recorder of the County of Riverside, all being in the State of California, more particularly described as follows:

COMMENCING at the Northeasterly corner of said Parcel 2, as shown on a Record of Survey, on file in Book 89, Page 13, of Records of Survey, Records of said County;

THENCE, along the Easterly line of said Parcel 2, South 0°14'06" West, a distance of 139.06 feet to the **TRUE POINT OF BEGINNING**;

THENCE, continuing along said Easterly line, South 0°14'06" West, a distance of 202.94 feet to the Northeasterly line of said Parcel 2;

THENCE, along said Northeasterly line, South 34°22'56" East, a distance of 435.85 feet to a point on the Northwesterly sideline of California Avenue, as shown on Deed to the City of Riverside, recorded on September 29, 1995, as Instrument No. 327971 of Official Records, Records of said County, said point being the beginning of a non-tangent 641.00 foot radius curve, concave Northerly, a radial bears South 17°50'22" East;

THENCE, Westerly, along said sideline and the arc of said curve, through a central angle of 18°25'45", a distance of 206.18 feet;

THENCE, continuing along said sideline, North 89°24'37" West, a distance of 108.36 feet to the beginning of a tangent 719.00 foot radius curve, concave Southerly;

THENCE, continuing, Westerly, along said sideline and the arc of said curve, through a central angle of 20°51'49", a distance of 261.82 feet;

THENCE, continuing along said sideline, South 69°43'34" West, a distance of 11.00 feet to the Westerly line of said Parcel 2, as shown on said Record of Survey;

THENCE, along said Westerly line, North 0°15'31" East, a distance of 736.78 feet to the Northwestern corner of said Parcel 2;

THENCE, along the Northeasterly line of said Parcel 2, said Northeasterly line also being the Southwesterly line of Deed to the City of Riverside, recorded on December 28, 1956, as Instrument No. 87466, of Official Records, Records of said County, South 37°32'29" East, a distance of 151.15 feet;

THENCE, along the Northwesterly line of said Parcel 2, said Northwesterly line also being the Southeasterly line of said Deed, North 55°38'12" East, a distance of 20.03 feet to the Northeasterly line of said Deed;

THENCE, along said Northeasterly line, North 37°32'29" West, a distance of 145.41 feet;

THENCE, along the Easterly line of said Deed, North 0°15'31" East, a distance of 65.01 feet to a point on the Southeasterly sideline of Challen Avenue, said point being the beginning of a non-tangent 340.00 foot radius curve, concave Northwesterly, a radial bears South 28°45'22" East;

THENCE, Northeasterly, along said sideline and the arc of said curve, through a central angle of 6°00'44", a distance of 35.68 feet;

THENCE, continuing along said sideline, North 55°13'54" East, a distance of 125.87 feet to a line bearing North 34°10'53" West and which passes through the TRUE POINT OF BEGINNING;

THENCE, leaving said sideline, South 34°10'53" East, a distance of 312.43 feet to the **TRUE POINT OF BEGINNING.**

The above-described parcel contains 6.886 acres, more or less.



Robert A. Stockton, RCE 33591


4/8/14

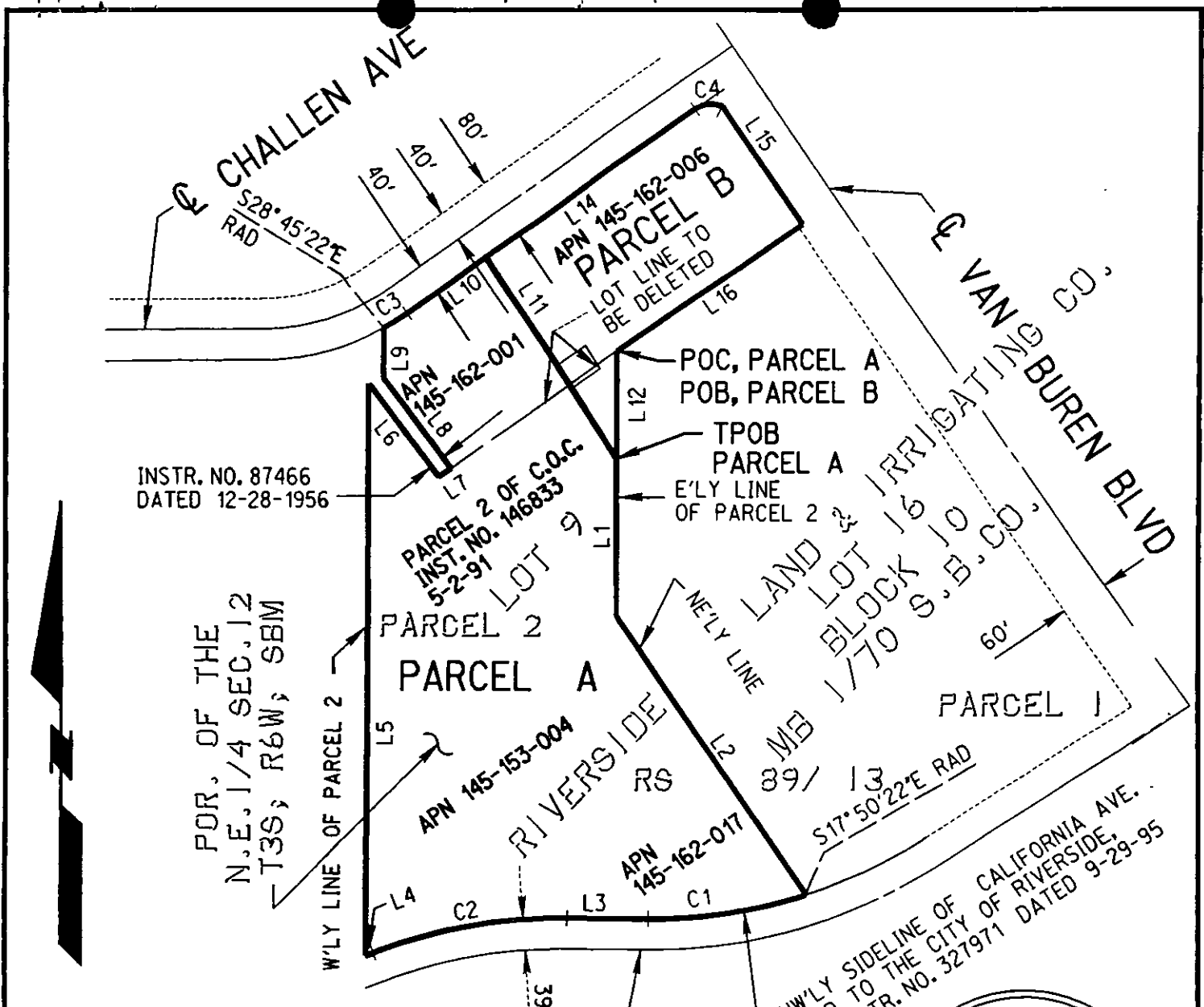
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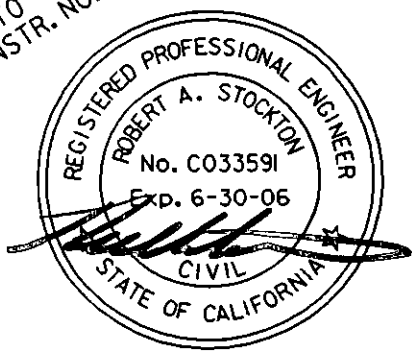
DESCRIPTION APPROVAL

4.9.04

CITY OF RIVERSIDE



No.	DIRECTION	DISTANCE
L1	N 0°14'06" E	202.94'
L2	N 34°22'56" W	435.85'
L3	N 89°24'37" W	108.36'
L4	N 69°43'34" E	11.00'
L5	N 0°15'31" E	736.78'
L6	N 37°32'29" W	151.15'
L7	N 55°38'12" E	20.03'
L8	N 37°32'29" W	145.41'
L9	N 0°15'31" E	65.01'
L10	N 55°13'54" E	125.87'
L11	N 34°10'53" W	312.43'
L12	N 0°14'06" E	139.06'
L14	N 55°13'54" E	335.91'
L15	N 34°22'56" W	183.77'
L16	N 55°38'12" E	287.71'

No.	DELTA	RADIUS	LENGTH
C1	18°25'45"	641.00'	206.18'
C2	20°51'49"	719.00'	261.82'
C3	6°00'44"	340.00'	35.68'
C4	59°04'43"	34.50'	35.57'



RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson

1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

EXHIBIT "B"
LOT LINE ADJUSTMENT P03-1506
ADJUSTED PARCELS

SCALE: 1"=200' DATE: SEPT. 2003



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

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APN: 145-162-001 &-006
Address: 4330 Van Buren Blvd

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22



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): A to Z PRINTING, A California 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 ONE 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.

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ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jal A S
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 4-12-04, before me Francisca Andrade
(date) (name)

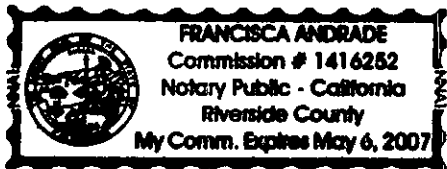
a Notary Public in and for said State, personally appeared:

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:

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. P03-1506
IN THE CITY OF RIVERSIDE
PARCEL "B"

Those portions of Lots 9 and 16, in Block 10, as shown on Map of Lands of the Riverside Land And Irrigating Company, as filed in Book 1, Page 70, of Maps, in the Office of the Recorder of the County of San Bernardino and a portion of the Northeast One-Quarter of Section 12, Township 3 South, Range 6 West, San Bernardino Meridian, said portion also being a portion of Parcel 2, of a Certificate of Compliance recorded on May 2, 1991, as Instrument No. 146833, of Official Records, in the Office of the recorder of the County of Riverside, all being the State of California, more particularly described as follows:

BEGINNING at the Northeasterly corner of said Parcel 2, as shown on a Record of Survey, on file in Book 89, Page 13, of Records of Survey, Records of said County;

THENCE, along the Easterly line of said Parcel 2, South 0°14'06" West, a distance of 139.06 feet;

THENCE, North 34°10'53" West, a distance of 312.43 feet to the Southeasterly sideline of Challen Avenue;

THENCE, along said sideline, North 55°13'54" East, a distance of 335.91 feet to a point, said point being the beginning of a tangent 34.50 foot radius curve, concave Southerly, said point also being the most Westerly corner of that certain Deed to the City of Riverside, recorded on July 10, 1981, as Instrument No. 131038, of Official Records, Records of said County;

THENCE, Easterly, along said curve and along said Deed, through a central angle of 59°04'43", a distance of 35.57 feet to an intersection with a line that is parallel with, Southwesterly of and distant 55.00 feet, as measured at right angles, from the Centerline of Van Buren Avenue, as shown by said Record of Survey;

THENCE, along said parallel line, South 34°22'56" East, a distance of 183.77 feet to the Northwesterly line of Parcel 1, of said Record of Survey;

THENCE, along said Northwesterly line, South 55°38'12" West, a distance of 287.71 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 1.774 acres, more or less.



Robert A. Stockton, RCE 33591

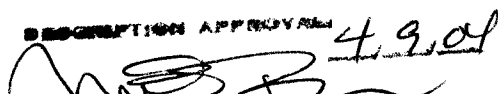
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Date

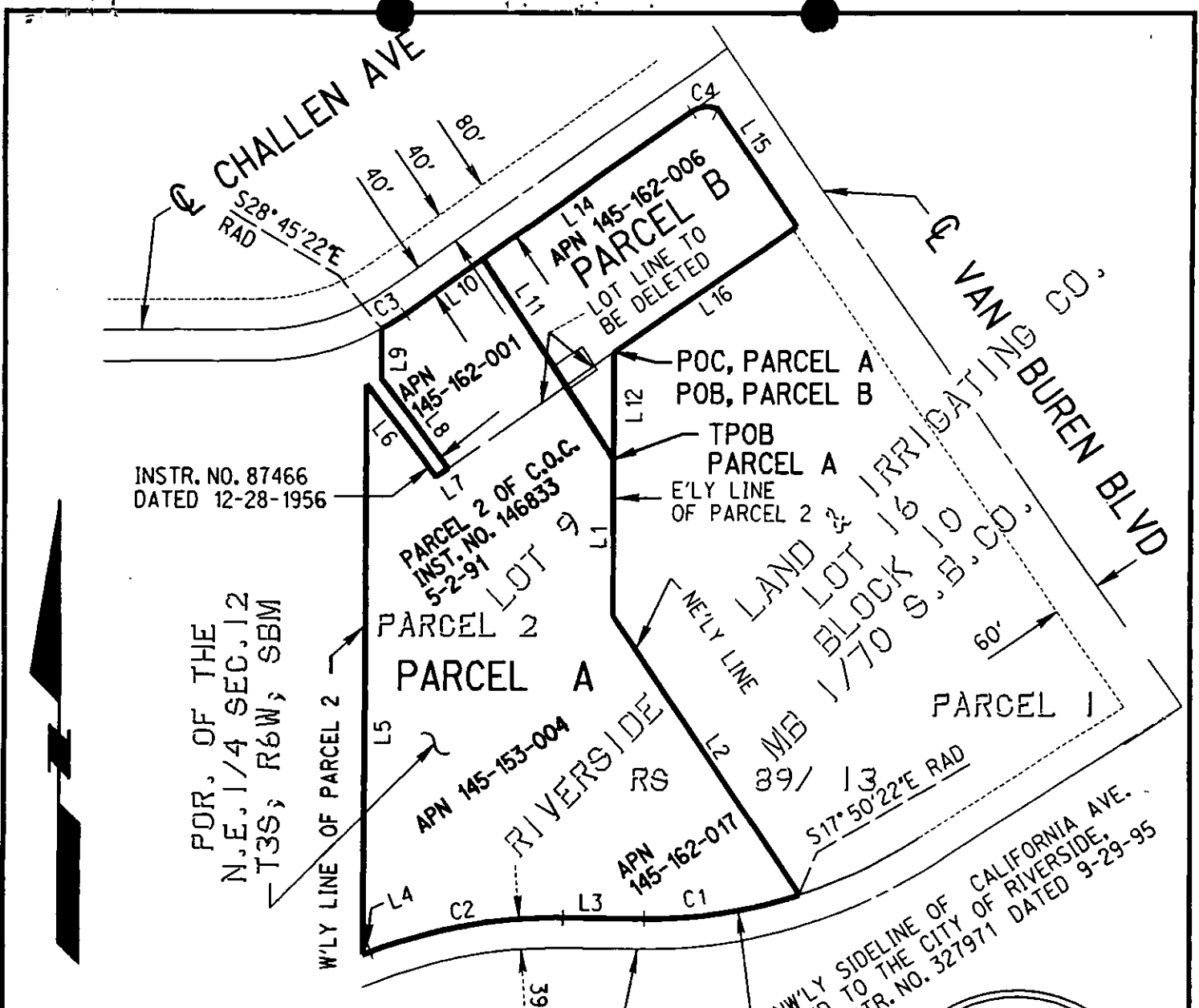
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SHEET 1 OF 1

DESCRIPTION APPROVAL

SUPERVISOR, CITY OF RIVERSIDE

LL-P03-1506-8

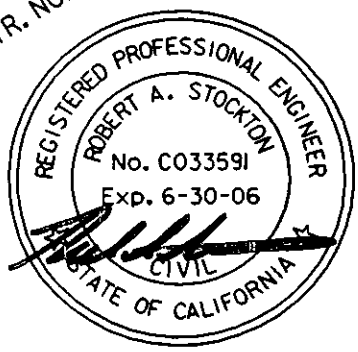


INSTR. NO. 87466
DATED 12-28-1956

POR. OF THE
N.E. 1/4 SEC. 12
T3S, R6W, SBM

PARCEL 2 OF C.O.C.
INST. NO. 146833
5-2-91

NWLY SIDELINE OF CALIFORNIA AVE.
DEED TO THE CITY OF RIVERSIDE,
AS INSTR. NO. 327971 DATED 9-29-95



No.	DIRECTION	DISTANCE
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L2	N 34° 22' 56" W	435.85'
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LOT LINE ADJUSTMENT P03-1506
ADJUSTED PARCELS
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