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Public Works Department
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Project: LLA - Parcel A
APN: 241-470-001
Address: 6756 Hawarden Drive

LL- P04-0172



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): SEQUOIA INVESTMENTS

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: Jal A Sol 5/20/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On May 20, 2004, before me Francisca Andrade
(date) (name)

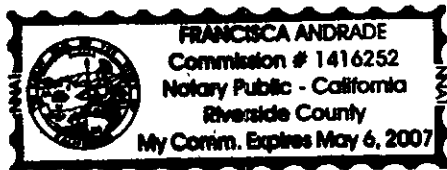
a Notary Public in and for said State, personally appeared:

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:

LOT LINE ADJUSTMENT NO. P04-0172

EXHIBIT "A"

PARCEL "A"

Being a portion of Lot 1 of Tract No. 21875, as shown by map on file in Book 233, Pages 14 and 15 of Maps, records of Riverside County, California, lying in Section 11, Township 3 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

BEGINNING at the Northeast corner of said Lot 1;

THENCE South 08°08'24" East along the East line of said Lot 1, a distance of 76.39 feet to the Southwest corner of Lot 4 of said Tract No. 21875;

THENCE South 83°35'08" West, a distance of 0.75 feet;

THENCE South 04°15'35" East, a distance of 32.58 feet;

THENCE South 05°28'55" East, a distance of 28.16 feet;

THENCE South 03°26'04" West, a distance of 15.86 feet;

THENCE South 13°28'24" West, a distance of 23.95 feet;

THENCE South 22°28'24" West, a distance of 11.72 feet to a point on the South line of said Lot 1;

THENCE along said South line of Lot 1 the following 4 courses:

1) THENCE North 64°20'01" West, a distance of 50.68 feet;

2) THENCE South 62°15'02" West, a distance of 40.52 feet;

3) THENCE South 83°57'22" West, a distance of 49.99 feet;

4) THENCE North 87°43'56" West, a distance of 70.43 feet to a point on the Southeasterly right of way line of Hawarden Drive (33.00 feet in half width), as shown on said map, said point also being on a non-tangent curve, concave Northwesterly, having a radius of 208.45 feet to which point a radial line bears South 45°13'32" East;

THENCE Northeasterly along said Southeasterly right of way line and said curve, through a central angle of 49°54'52", an arc distance of 181.60 feet;

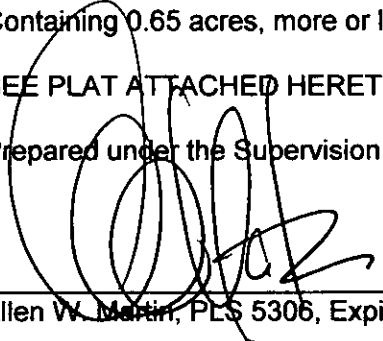
THENCE North 05°08'24" West continuing along said Southeasterly right of way line, a distance of 7.65 feet to the Northwest corner of said Lot 1;

THENCE North 84°51'36" East along the North line of said Lot 1, a distance of 139.07 feet to the **POINT OF BEGINNING**.

Containing 0.65 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:


Allen W. Martin, PLS 5306, Expires 12-31-05



LL-P04-0172

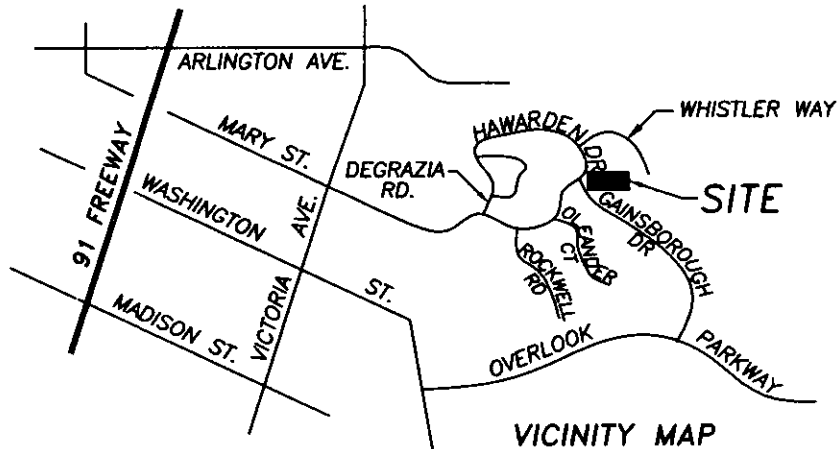
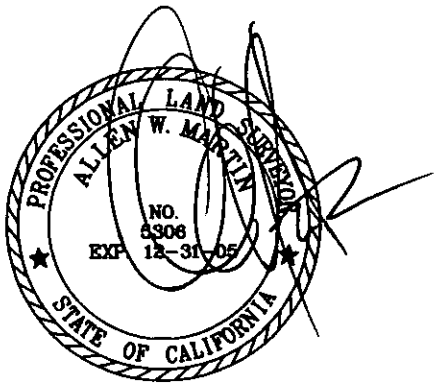
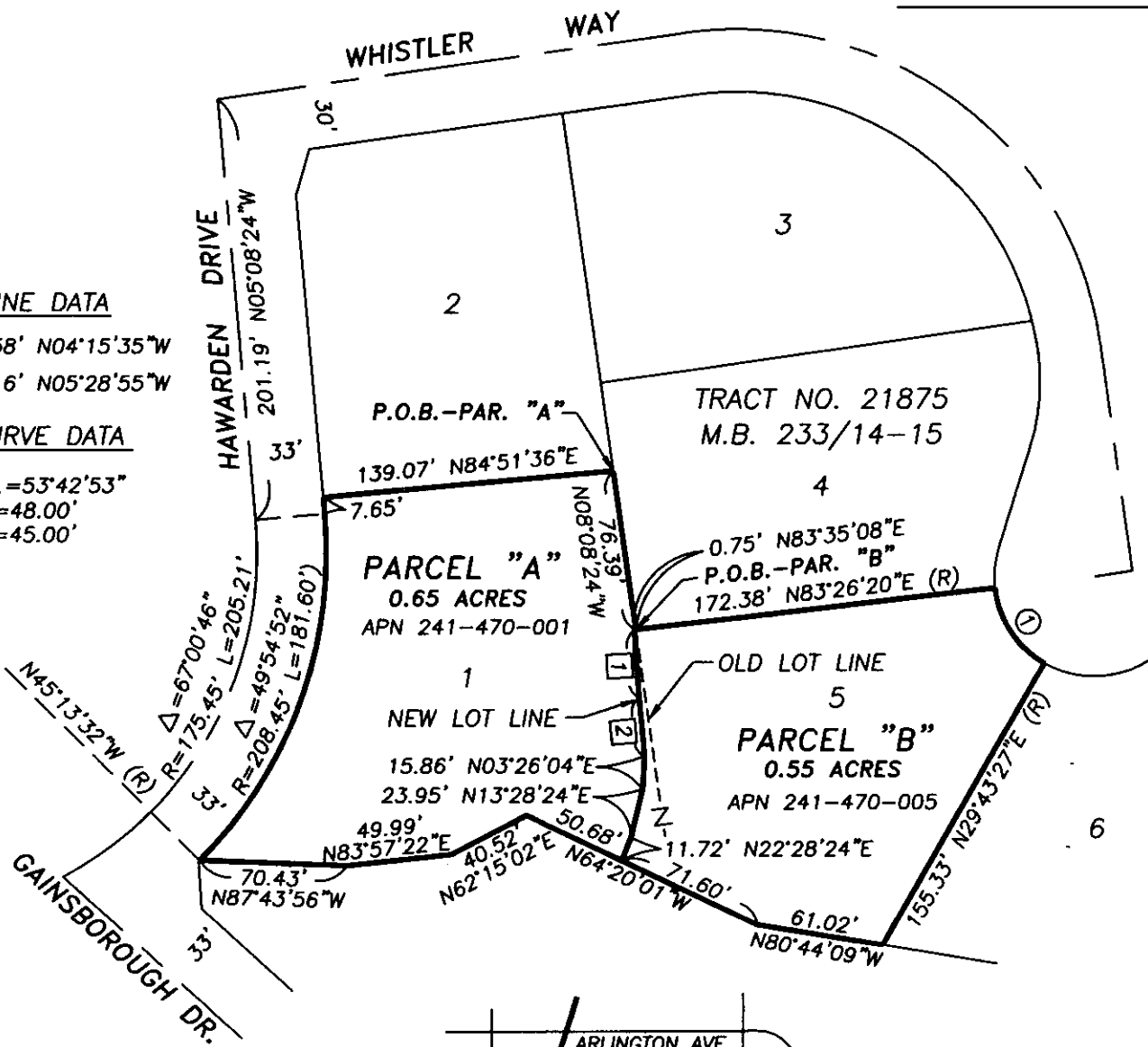


LINE DATA

- 1 32.58' N04°15'35"W
- 2 28.16' N05°28'55"W

CURVE DATA

- 1 Δ=53°42'53"
R=48.00'
L=45.00'



SECTION 11, T.3.S., R.5.W.

VICINITY MAP
NO SCALE

Sheet: 1 OF 1	LOT LINE ADJUSTMENT NO. P04-0172	Southland Engineering 2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (909) 788-8488	69-4
Date: FEBRUARY 2004			
W.O. 24103			



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
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And when recorded, mail to:

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

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FOR RECORDER'S OFFICE USE ONLY

①

Project: LLA - Parcel B
APN: 241-470-005
Address: 2150 Whistler Way

LL- P04-0172



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): AGUIAR LIMITED PARTNERSHIP

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: J. E. A. S. E. 5/20/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 20, 2004, 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:

LOT LINE ADJUSTMENT NO. P04-0172
EXHIBIT "A"

PARCEL "B"

Being a portion of Lots 1 and 5 of Tract No. 21875, as shown by map on file in Book 233, Pages 14 and 15 of Maps, records of Riverside County, California, lying in Section 11, Township 3 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

BEGINNING at the Northwest corner of said Lot 5;

THENCE North 83°26'20" East along the North line of said Lot 5, a distance of 172.38 feet to a point on the Southwesterly right of way line of Whistler Way as shown on said map, said point also being on a curve, concave Northeasterly, having a radius of 48.00 feet to which point a radial line bears South 83°26'20" West;

THENCE Southeasterly along said Southwesterly right of way line and said curve, through a central angle of 53°42'53", an arc distance of 45.00 feet to which point a radial line bears South 29°43'27" West;

THENCE South 29°43'27" West along said radial line and along the Southeast line of said Lot 5, a distance of 155.33 feet to a point on the South line of said Lot 5;

THENCE North 80°44'09" West along said South line, a distance of 61.02 feet;

THENCE North 64°20'01" West along the South line of said Lots 5 and 1, a distance of 71.60 feet;

THENCE North 22°28'24" East, a distance of 11.72 feet;

THENCE North 13°28'24" East, a distance of 23.95 feet;

THENCE North 03°26'04" East, a distance of 15.86 feet;

THENCE North 05°28'55" West, a distance of 28.16 feet;

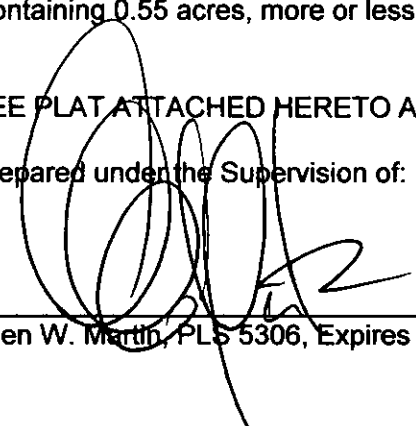
THENCE North 04°15'35" West, a distance of 32.58 feet;

THENCE North 83°35'08" East, a distance of 0.75 feet to the **POINT OF BEGINNING**.

Containing 0.55 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:


Allen W. Martin, PLS 5306, Expires 12-31-05



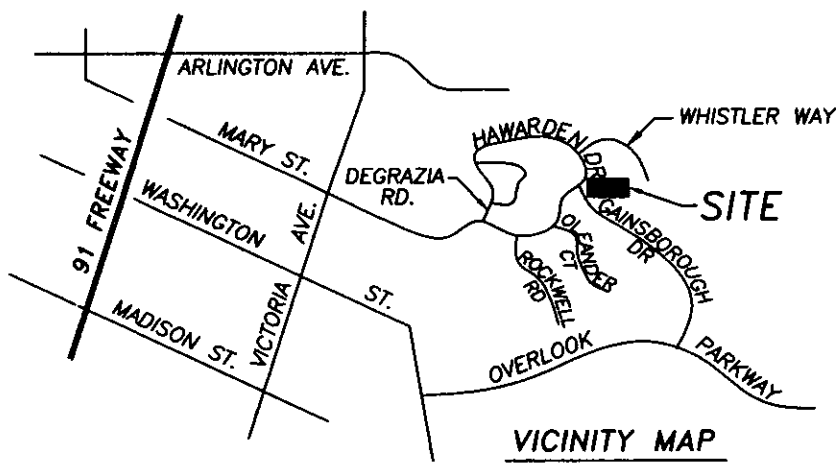
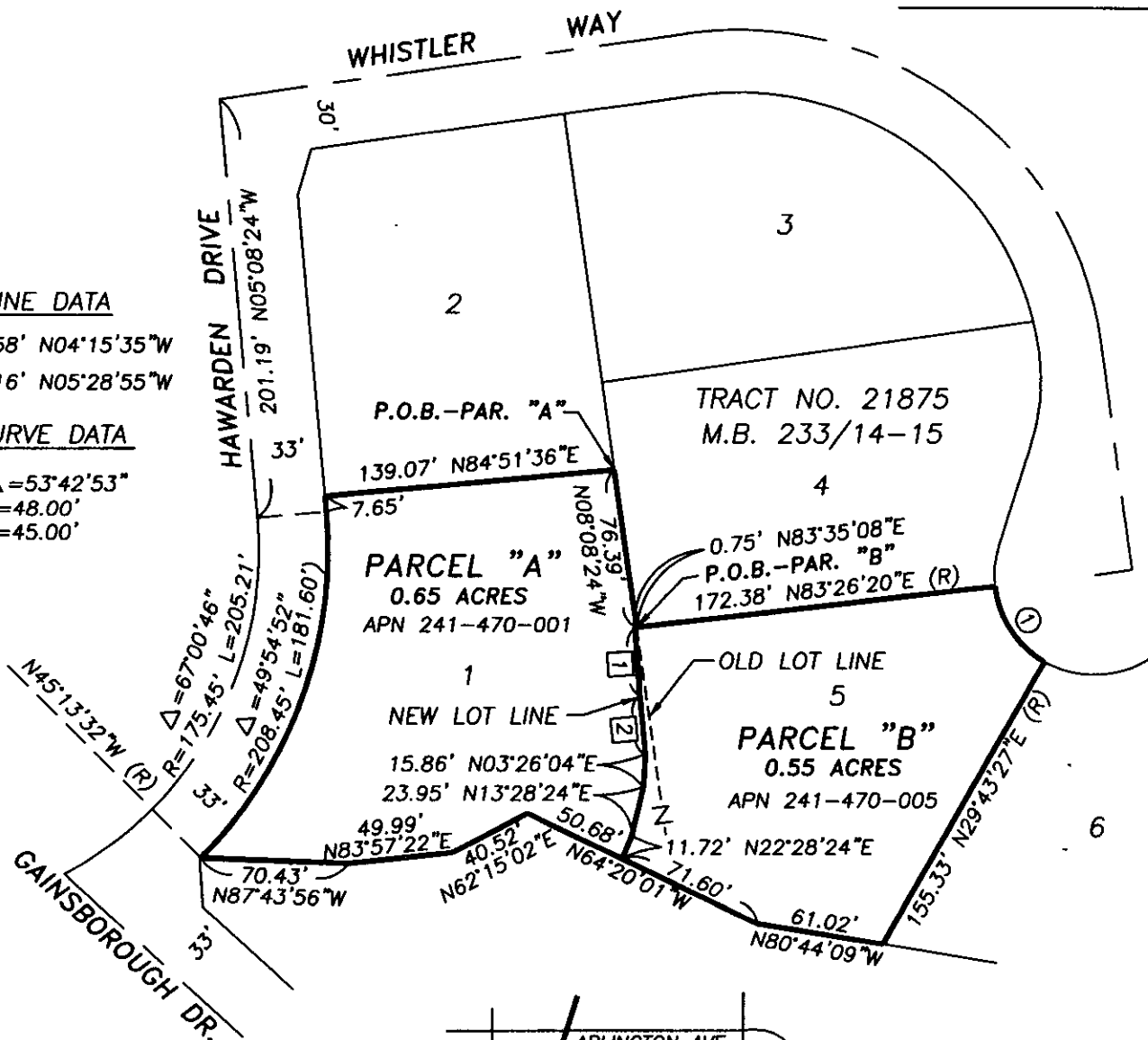


LINE DATA

- ① 32.58' N04°15'35"W
- ② 28.16' N05°28'55"W

CURVE DATA

- ① Δ=53°42'53"
R=48.00'
L=45.00'



SECTION 11, T.3.S., R.5.W.

VICINITY MAP
NO SCALE

Sheet: 1 OF 1
Date: FEBRUARY 2004
W.O. 24103

LOT LINE ADJUSTMENT NO. P04-0172

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(909) 788-8488

69.4