

Recording requested by:

DOC # 2007-0704226
11/19/2007 08:00A Fee:19.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 513

19

C
513

Project: P06-0825
APN:266-040-054 & portion -039
Address:

LL- P06-0825 PAR. A

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): COLTON VB, L.P., a California 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 (1) parcel 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: Craig Aaron 4-25-07
CRAIG AARON DATE
DEPUTY PLANNING DIRECTOR

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On April 26, 2007, before me Francisca Andrade
(date) (name)

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

Jeffrey A. Belier
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



2007-0704226
11/19/2007 08 09A
2 of 5

EXHIBIT "A"
LEGAL DESCRIPTION FOR
LOT LINE ADJUSTMENT NO. P06-0825

PARCEL "A"

THOSE PORTIONS OF PARCELS 3, 4, 6 AND 7 PER PARCEL MAP 28543 AS RECORDED IN BOOK 191, PAGES 60 AND 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND AS AMENDED PER CITY OF RIVERSIDE LOT LINE ADJUSTMENT NO. LL 031-989, RECORDED AS INST. NO. 296941, ON JULY 2, 1999, DESCRIBED AS FOLLOWS:

THE SOUTHEAST CORNER OF SAID PARCEL MAP, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°30'11" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL MAP A DISTANCE OF 484.26 FEET TO A POINT WHICH INTERSECTS THE SOUTHERLY PROJECTION OF THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP, ALSO BEING THE EAST LINE OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. P03-0265, RECORDED JULY 27, 2005 AS INST. NO. 600421, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°05'22" WEST ALONG SAID PROJECTION A DISTANCE OF 358.95 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP;

THENCE CONTINUING NORTH 00°05'22" WEST ALONG SAID LINE A DISTANCE OF 204.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF VAN BUREN BOULEVARD AS SHOWN ON SAID MAP;

THENCE NORTH 89°30'11" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°05'22" EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89°30'11" WEST A DISTANCE OF 10.00 FEET TO A POINT THAT IS PARALLEL WITH AND 20.00 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 00°05'22" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 189.00 FEET TO THE SOUTH LINE OF PARCEL 3 OF SAID PARCEL MAP;

THENCE NORTH 89°30'11" EAST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF PARCEL 4 OF SAID PARCEL MAP A DISTANCE OF 312.14 FEET TO A LINE PARALLEL WITH AND 5.00 WESTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL 4;

THENCE NORTH 00°05'22" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 189.00 FEET;

SHEET 1 OF 2



2007-0704226
11/13/2007 08 08A
3 of 5

LL-P06-0825

THENCE SOUTH 89°30'11" WEST A DISTANCE OF 10.00 FEET ;

THENCE NORTH 00°05'22" WEST A DISTANCE OF 15.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID VAN BUREN BOULEVARD;

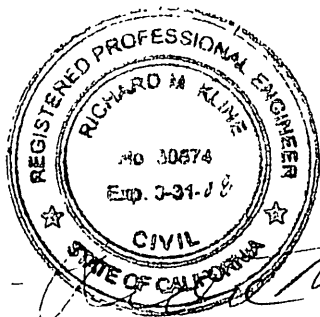
THENCE NORTH 89°30'11" EAST A DISTANCE OF 15.00 FEET ALONG SAID RIGHT OF WAY TO THE NORTHWEST CORNER OF PARCEL 5 AS SHOWN PER SAID PARCEL MAP;

THENCE SOUTH 00° 05'22" EAST ALONG THE WEST LINE OF SAID PARCEL 5, ALSO BEING THE EAST LINE OF SAID PARCEL 4, A DISTANCE OF 176.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5;

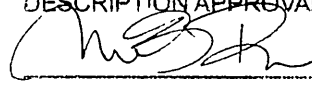
THENCE NORTH 89°30'11" EAST ALONG THE SOUTH LINE OF SAID PARCEL 5 A DISTANCE OF 147.12 FEET TO THE SOUTHEAST CORNER THEREOF, AND THE EAST BOUNDARY OF SAID PARCEL MAP;

THENCE SOUTH 00°05'22" EAST ALONG SAID EAST BOUNDARY , A DISTANCE 386.88 FEET, TO THE TRUE POINT OF BEGINNING.

Containing: 4.28 Ac Net



DESCRIPTION APPROVAL.

 5/11/09
MARK S. BROWN DATE
CITY SURVEYOR

SHEET 2 OF 2



2007-0704226
11/19/2007 08 00R
4 of 5

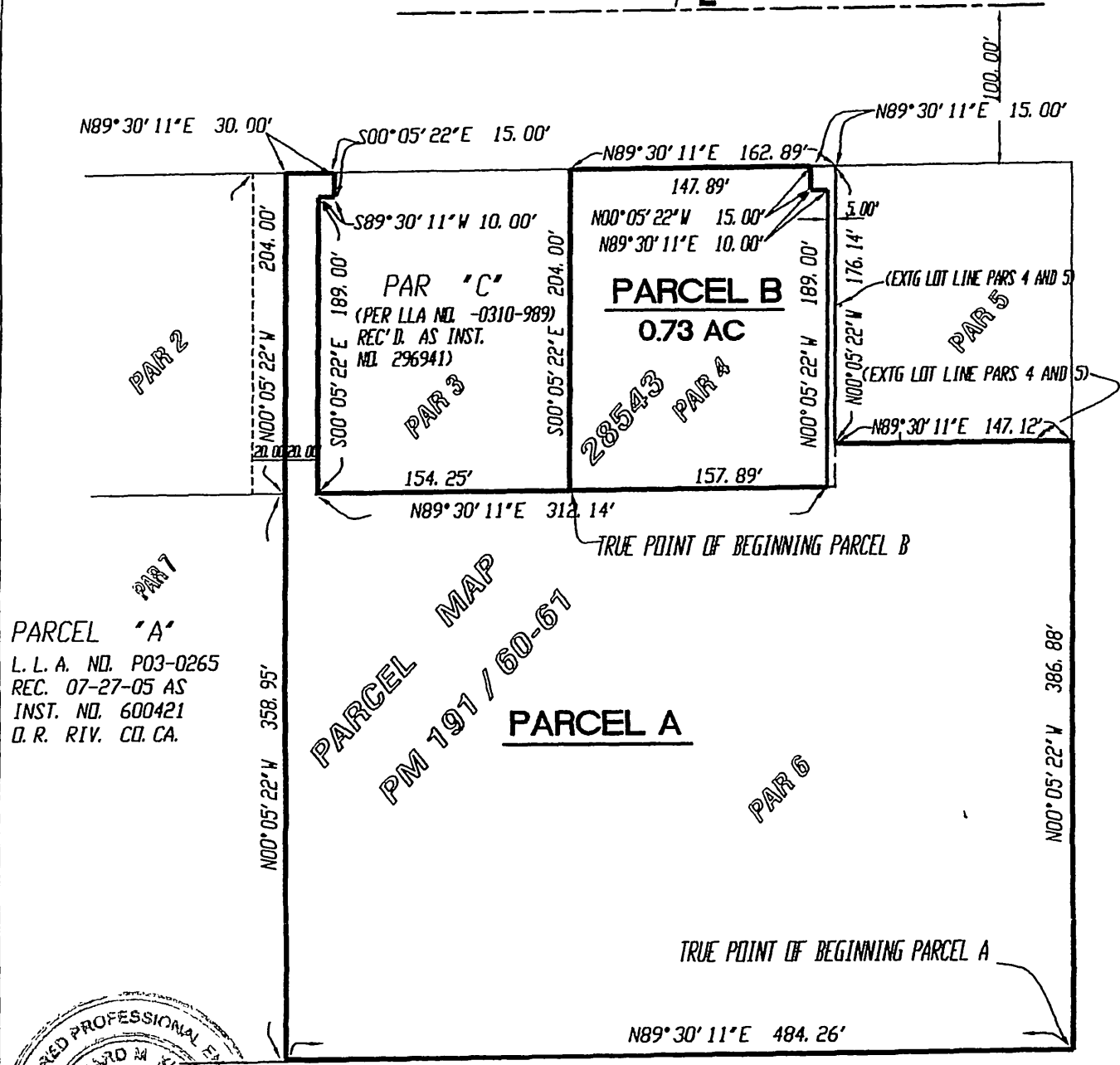
LL-P06-0825

EXHIBIT "A" FOR LOT LINE ADJUSTMENT NO. P06-0825

CALIFORNIA REGIONAL ENGINEERS, INC.

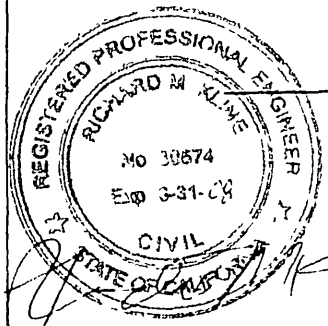
JUNE 2006

☐ VAN BUREN BLVD.



PARCEL "A"
L. L. A. NO. P03-0265
REC. 07-27-05 AS
INST. NO. 600421
D. R. RIV. CO. CA.

PARCEL MAP
PM 191 / 60-61



101/244

Recording requested by:

DOC # 2007-0704227

11/19/2007 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									513

Project: P06-0825
APN: 266-040-039
Address:

LL- P06-0825 PAR. B

16



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): SFS Washington Ltd., a California 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 (1) parcel 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: Jeff A. Aaron
CRAIG AARON
DEPUTY PLANNING DIRECTOR

4-25-07
DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

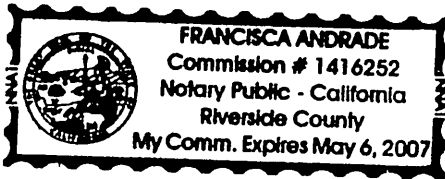
ss

On April 24, 2007, before me Francisca Andrade
(date) (name)

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

Jeffrey A. Belier
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:



2007-0704227
11/19/2007 08 00A
2 of 4

PARCEL "B"

THAT PORTION OF PARCEL 4 PER PARCEL MAP 28543 AS RECORDED IN BOOK 191, PAGES 60 AND 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA,

DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF SAID PARCEL 4, BEING **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 89°30'11" EAST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 157.89 FEET , TO A LINE PARALLEL WITH AND 5.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL 4;

THENCE NORTH 00°05'22" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 189.00 FEET;

THENCE SOUTH 89°30'11" WEST A DISTANCE OF 10.00 FEET ;

THENCE NORTH 00°05'22" WEST A DISTANCE OF 15.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF VAN BUREN BOULEVARD AS SHOWN PER SAID PARCEL MAP;

THENCE SOUTH 89° 30'11" WEST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 147.89 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4 ;

THENCE SOUTH 00° 05'22" EAST ALONG THE WEST LINE OF SAID PARCEL 4 A DISTANCE OF 204.00 FEET **THE TRUE POINT OF BEGINNING**.

Containing : 0.73 Ac Net



[Handwritten signature]

DESCRIPTION APPROVAL
[Handwritten signature] 5/11/07
MARK S. BROWN DATE
CITY SURVEYOR



2007-0704227
11/19/2007 08 00A
3 of 4

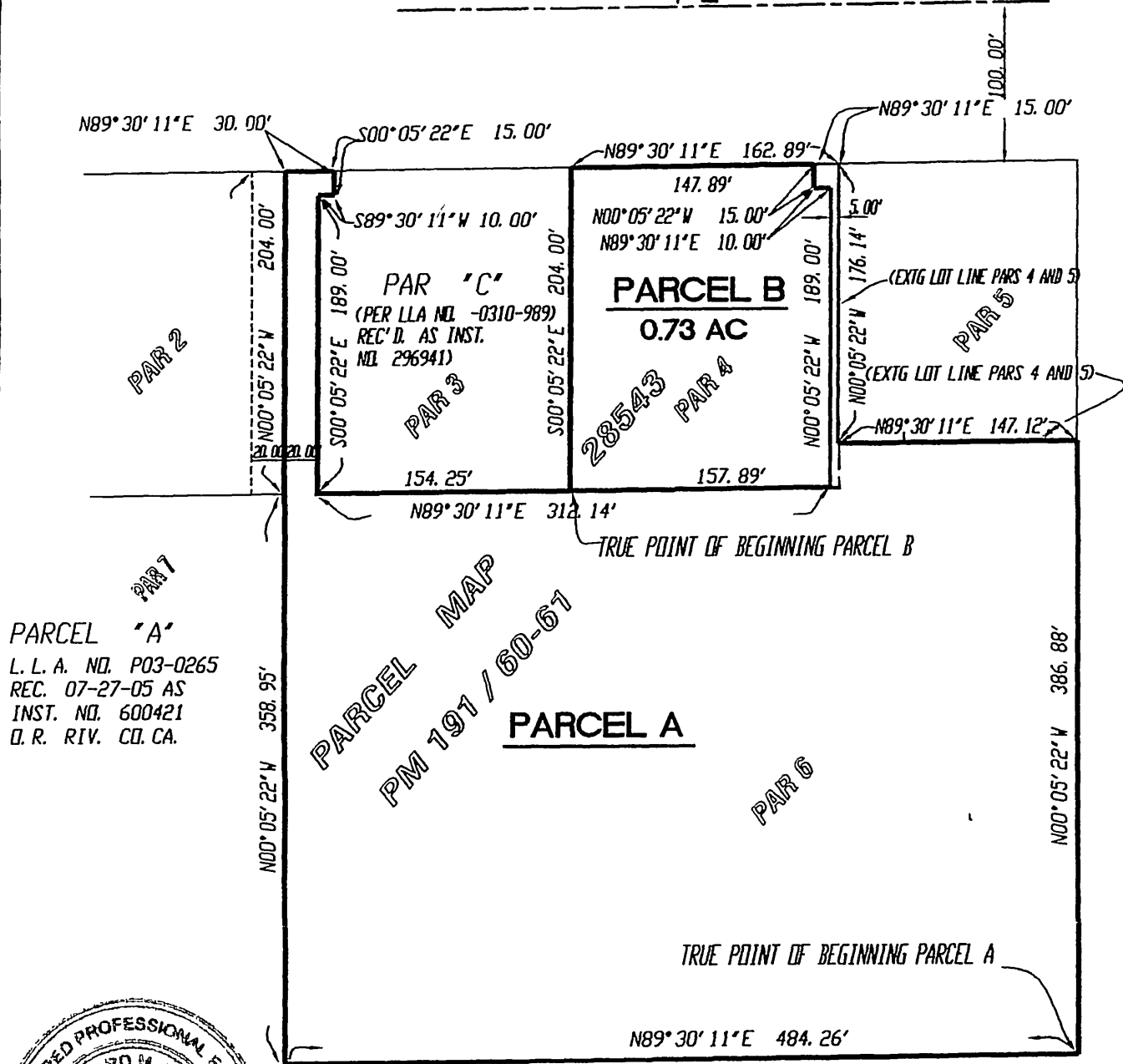
LL-P06-0825

EXHIBIT "A" FOR LOT LINE ADJUSTMENT NO. P06-0825

CALIFORNIA REGIONAL ENGINEERS, INC.

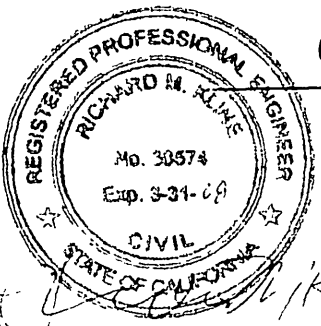
JUNE 2006

☐ VAN BUREN BLVD.



PARCEL "A"
L. L. A. NO. P03-0265
REC. 07-27-05 AS
INST. NO. 600421
D. R. RIV. CO. CA.

PARCEL MAP
PM 191 / 60-61



2007-0704227
11/19/2007 08:00

101/244