



**LOT LINE ADJUSTMENT APPLICATION**  
**Public Works Department**

APPLICANT:	PURPOSE/REASON FOR ADJUSTMENT:
ADDRESS:	
TELEPHONE:	
SIGNATURE:	
DATE:	
OWNER:	OWNER:
APN:	APN:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
SIGNATURE:	SIGNATURE:
DATE:	DATE:

THE FOLLOWING ITEMS ARE TO BE SUBMITTED WITH THIS APPLICATION: INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED

- 8 1/2 " X 11" PLAT (ORIGINAL + 3 COPIES)
- PRELIMINARY TITLE REPORT, RECORD MAPS & CHAIN OF TITLE (IF REQUIRED) FOR EACH PARCEL (2 COPIES)
- SEPARATE LEGAL DESCRIPTION OF PROPERTIES BEFORE & AFTER ADJUSTMENT (ORIGINAL + 3 COPIES)
- CLOSURE CALCULATIONS (4 COPIES)
- PROCESSING FEE (per Current Fee Schedule)

(Area below for office use)

<input type="checkbox"/> DATE APPLICATION RECEIVED     /   / <input type="checkbox"/> FILE NO.   LLA- _____ <input type="checkbox"/> DATE APPLICATION ACCEPTED:     /   / <input type="checkbox"/> ASSIGNED TO:	<input type="checkbox"/> ADJUSTMENT APPROVED BY COMMUNITY DEVELOPMENT <input type="checkbox"/> ADJUSTMENT APPROVED BY PUBLIC WORKS <input type="checkbox"/> BZA MEMO PREPARED FOR:     /   /
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## **LOT LINE ADJUSTMENT PROCEDURE**

Public Works Department

### **A. Applicability**

To adjust the boundaries between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel and where a greater number of parcels than originally existed is not thereby created, provided the Community Development Director and the Public Works Director determine that the exchange of property does not:

1. Include any properties that are not legal lots created in accordance with City Ordinance and the Subdivision Map Act.
2. Result in any lots which do not meet applicable building and zoning regulations.
3. Impair any existing access or create a need for access to any adjacent lots or parcels.
4. Impair any existing easements or create a need for any new easements serving any adjacent lots or parcels.
5. Require substantial alteration of any existing improvements or create a need for any new improvements.

### **B. Requirements and Procedures for Approval of Lot Line Adjustments**

1. Completed, original Lot Line Adjustment Application form submitted to the Public Works Department.
2. Processing fee per current Fee Schedule.
3. Original 8 ½" x 11" plat labeled "Exhibit B" and three (3) copies according to the following:
  - a. The plat shall be drawn to scale.
  - b. All parcels proposed for adjustment shall be shown including, all contiguous property to be retained by the owner. Property to be retained shall be designated on the plat as a separate parcel.
  - c. All existing lots or parcels shown on final maps or parcel maps shall be designated by dotted lines and said maps shall be identified by map type and number.
  - d. Lot Line Adjustment Number assigned by Public Works Department.
  - e. North arrow and scale.
  - f. Name, address, telephone number and notarized wet signature of owner(s). The Notary Acknowledgement may be attached as a separate sheet or placed directly on the plat.
  - g. The name, wet signature, wet seal, address, telephone number and registration or license number of the Civil Engineer or Land Surveyor who prepared the plat.
  - h. The location, width and names of all existing streets; and the location, width and purpose of all easements which lie within the boundaries of the land proposed for adjustment.
  - i. The names of the owners and the Tax Assessor's numbers (APNs) shall be labeled within or adjacent to the parcels involved.
  - j. The existing boundary shall be shown as a dashed line.

- k. The proposed boundary shall be shown as a solid line.
  - l. A vicinity map with north arrow and scale indicated.
  - m. The net area of each existing lot and each lot after adjustment shall be shown.
  - n. The bearings and distances for each parcel boundary of each lot before and after adjustment.
  - o. The location of all existing buildings and structures and their uses, the distance between said buildings and structures, and the minimum distance between each building or structure and the boundary of the proposed property lines after adjustment on the lot in which it is located.
  - p. Location of all railroads, drainage courses, natural or manmade obstacles, and an indication of any physical restrictions or conditions in the area which affect the use of the property.
  - q. A statement of the existing zoning and the proposed use of each lot.
  - r. Each lot after adjustment shall be identified with the letters A through D, i.e. Parcel A, Parcel B, etc.
4. Legal Descriptions and Closure Calculations:
- Separate legal descriptions of properties affected before and after adjustment- original and three (3) copies labeled "Exhibit A", with wet signature and seal of L. S. or qualified R.C.E. and closure calculations.
5. Preliminary Title Report, Deed Chain or Chain of Title (if property is described as a portion of a lot) and reference maps:
- For verification of current ownership, a Title Report not more than 90 days old is required for each lot affected. Applicant(s) must also submit proof that each affected lot was created legally. Lots created by the following means are considered legal:
- Lots created by means of a Parcel or Tract Map.
  - Lots created (and intended to be) by a Record of Survey recorded prior to March 4, 1972.
  - Lots created by deeds recorded prior to April 4, 1952.
- A Certificate of Compliance or Parcel Map will be required if any of the affected lots does not meet the above-listed criteria. A Certificate of Compliance will typically require a record of survey to be filed with the County of Riverside.
6. After Items 1 through 5 (listed above) have been submitted, the application will be reviewed by the Public Works and Community Development Departments.
  7. Properties within Assessment Districts will be required to pay the cost of segregation prior to lot line adjustment being submitted for Board of Zoning Adjustment (BZA) approval.
  8. If the Public Works Director and the Community Development Director determine that the proposed lot line adjustment meets the requirements of this guideline and applicable laws, the application will be submitted to the BZA for approval.
  9. New deed(s) prepared to reflect the lot line adjustment shall be submitted by the applicant to the County Clerk for recordation. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. The deeds shall contain language referencing the BZA's approval date and resolution numbers and recordation data. Deeds must be recorded within six (6) months of the resolution recordation date or the Lot Line Adjustment will be considered void.

**EXHIBIT "A" - LEGAL DESCRIPTION EXISTING PARCELS  
LOT LINE ADJUSTMENT NO. 09-012**

**PARCEL 1**

PARCEL A OF LOT LINE ADJUSTMENT NO. 03-015, APPROVED BY THE CITY OF CORONA, RECORDED JANUARY 5, 2004, AS INSTRUMENT NO. 2004-0003605 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 2 AND 3 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP ON FILE IN BOOK 34, PAGE 77 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 633.55 FEET FROM THE CENTERLINE OF RINCON STREET AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 34 PAGE 77 OF RECORD OF SURVEYS WITH THE WESTERLY LINE OF SAID PARCEL 2; THENCE NORTHERLY ALONG SAID WESTERLY LINE N22°55'18"E 632.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 S66°53'30"E 660.92 FEET TO THE NORTHWEST CORNER OF SAID PARCEL THREE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 3 S22°56'50"W 70.95 FEET TO A POINT ON THE NORTHERLY LINE OF BOOK 496 PAGE 136 OF OFFICIAL RECORDS AS SHOWN ON PARCEL AMP NO. 23190 FILED IN BOOK 151 PAGES 82 AND 83 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID NORTHERLY LINE N76°37'31"E 48.56 FEET; THENCE S67°19'49"E 165.50 FEET; THENCE S67°04'19"E 198.20 FEET; THENCE S31°53'24"E 110.55 FEET; THENCE S53°50'49"E 170.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 3; THENCE SOUTHERLY ALONG SAID WESTERLY LINE S22°58'22"W 484.77 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL MAP NO. 23190; THENCE ALONG SAID NORTHERLY LINE N67°01'37"W 220.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL MAP NO. 23190; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL MAP NO. 23190 S22°58'22"W 11.50 FEET TO A POINT ON SAID LINE PARALLEL WITH AND DISTANT SOUTHERLY 633.55 FEET FROM THE CENTERLINE OF SAID RINCON STREET; THENCE WESTERLY ALONG SAID PARALLEL LINE N66°53'30"W 1100.84 FEET TO THE POINT OF BEGINNING.

**SAMPLE**

SCALE: 1"=300'

ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002

SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST

DATE EXHIBIT PREPARED: MAY 1, 2009

1 OF 5

**EXHIBIT "A" - LEGAL DESCRIPTION EXISTING PARCELS  
LOT LINE ADJUSTMENT NO. 09-012**

**PARCEL 2**

A PORTION OF LOT 9 IN BLOCK 94 OF AUBURNDALE COLONY AND TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 20 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LAND DESCRIBED IN A QUITCLAIM DEED RECORDED IN BOOK 3092, PAGE 497 OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY TERRITORY, ADJOINING SAID LOT ON THE NORTHEAST, ALL DESCRIBED AS FOLLOWS, BASIS OF BEARINGS BEING CALIFORNIA COORDINATE SYSTEM, ZONE 6 (CHAPTER 1307, STATUTES OF 1947):

BEGINNING AT THE INTERSECTION OF NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT WITH THE CENTERLINE OF SAID RINCON STREET 60.00 FEET WIDE, DISTANT ALONG SAID CENTERLINE SOUTH 66°01'08" EAST 1351.33 FEET FROM ITS INTERSECTION WITH THE CENTERLINE OF SMITH AVENUE; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTERLINE OF RINCON STREET SOUTH 66°01'08" EAST 659.57 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 9; THENCE ALONG SAID NORTHEASTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE SOUTH 23°58'52" WEST 185.24 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 247, AS DESCRIBED IN JUDGMENT IN CIVIL ORDINANCE BOOK 5, PAGE 29, DISTRICT COURT OF THE UNITED STATES, IN AND FOR THE SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 496, PAGE 136 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE FROM SAID SOUTHERLY CORNER OF SAID PARCEL NO. 247, THENCE NORTH 52°50'20" WEST 170.03 FEET; THENCE NORTH 30°55'55" WEST 133.35 FEET; THENCE NORTH 66°03'50" WEST 198.20 FEET; THENCE NORTH 62°19'00" WEST 165.50 FEET; THENCE SOUTH 77°38'00" WEST 47.15 FEET; TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 9; THENCE ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF NORTH 23°58'52" EAST 98.67 FEET TO THE POINT OF BEGINNING

**SAMPLE**

SCALE: 1"=300'  
ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002  
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
DATE EXHIBIT PREPARED: MAY 1, 2009

**EXHIBIT "A" - LEGAL DESCRIPTION PROPOSED PARCELS  
LOT LINE ADJUSTMENT NO. 09-012**

**PARCEL "A"**

THAT PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. LLA 03-015, INSTRUMENT NO. 2004-0003605 RECORDED JANUARY 1, 2004, OFFICIAL RECORDS OF RIVERSIDE COUNTY STATE OF CALIFORNIA, TOGETHER WITH A PORTION OF THE LAND REFERRED TO IN A QUITCLAIM DEED RECORDED IN BOOK 3092 PAGE 497 AS INSTRUMENT NO. 21388 ON MARCH 8, 1962, OFFICIAL RECORDS OF SAID COUNTY, LYING WITH SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHERLY POINT OF SAID PARCEL "A", SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF RINCON STREET, HAVING A HALF WIDTH OF 30.00 FEET AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 34, PAGE 77 OF RECORD OF SURVEYS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A" AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 66°53'30" WEST A DISTANCE OF 660.92 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID QUIT CLAIM DEED AND ALONG SAID NORTHEASTERLY LINE OF SAID PARCEL "A", ALONG AFOREMENTIONED BEARING SOUTH 66°53'30" EAST A DISTANCE OF 675.43 FEET TO A LINE PARALLEL WITH AND 675.43 FEET, MEASURED AT RIGHT ANGLES, SOUTHEASTERLY OF OF THE NORTHWESTERLY LINE OF SAID PARCEL "A"

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND SAID NORTHEASTERLY LINE, ALONG SAID PARALLEL LINE SOUTH 22°55'18" WEST A DISTANCE OF 632.04 FEET TO A LINE PARALLEL WITH AND 632.04 FEET, MEASURED AT RIGHT ANGLES, SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID QUIT CLAIM DEED AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, SAID PARALLEL LINE ALSO BEING THE SOUTHWESTERLY LINE OF SAID PARCEL "A"

THENCE ALONG SAID PARALLEL LINE AND ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL "A" NORTH 66°53'30" WEST A DISTANCE OF 675.43 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL "A", SAID POINT LYING ON THE NORTHWESTERLY LINE OF SAID PARCEL "A";

THENCE LEAVING SAID PARALLEL AND SAID SOUTHWESTERLY LINE OF SAID PARCEL "A", ALONG SAID NORTHWESTERLY LINE NORTH 22°55'18" EAST A DISTANCE OF 632.04 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 9.80 ACRES

PREPARED UNDER THE SUPERVISION OF:

*William R. Knight* 07/20/09  
WILLIAM R. KNIGHT, L.S. 6810 DATE:  
REGISTRATION EXPIRES: 9-30-10



SCALE: 1"=300'  
ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002  
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
DATE EXHIBIT PREPARED: MAY 1, 2009

**EXHIBIT "A" - LEGAL DESCRIPTION PROPOSED PARCELS  
LOT LINE ADJUSTMENT NO. 09-012**

**PARCEL "B"**

THAT PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. LLA 03-015, INSTRUMENT NO. 2004-0003605 RECORDED JANUARY 1, 2004, OFFICIAL RECORDS OF RIVERSIDE COUNTY STATE OF CALIFORNIA, TOGETHER WITH A PORTION OF THE LAND REFERRED TO IN A QUITCLAIM DEED RECORDED IN BOOK 3092 PAGE 497 AS INSTRUMENT NO. 21388 ON MARCH 8, 1962, OFFICIAL RECORDS OF SAID COUNTY, LYING WITH SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHERLY POINT OF SAID PARCEL "A", SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF RINCON STREET, HAVING A HALF WIDTH OF 30.00 FEET AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 34, PAGE 77 OF RECORD OF SURVEYS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A" AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 66°53'30" WEST A DISTANCE OF 660.92' FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID QUITCLAIM DEED, ALONG FOREMENTIONED BEARING SOUTH 66°53'30" EAST A DISTANCE OF 14.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHEASTERLY LINE OF SAID QUITCLAIM DEED SOUTH 66°53'30" EAST A DISTANCE OF 646.41 FEET TO THE SOUTHEASTERLY LINE OF SAID LAND REFERRED TO IN SAID QUITCLAIM DEED;

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 22°58'26" WEST A DISTANCE OF 155.24 FEET TO THE MOST SOUTHERLY POINT OF SAID LAND REFERRED TO IN SAID QUITCLAIM DEED, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF SAID PARCEL "A";

THENCE LEAVING SAID SOUTHEASTERLY LINE OF SAID QUITCLAIM DEED, ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL "A" ALONG FOREMENTIONED BEARING SOUTH 22°58'26" WEST A DISTANCE OF 464.77 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL "A";

THENCE LEAVING SAID SOUTHEASTERLY LINE ALONG SAID SOUTHWESTERLY LINE NORTH 67°01'37" WEST A DISTANCE OF 220.39 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE SOUTH 23°09'18" WEST A DISTANCE OF 11.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 66°53'30" WEST A DISTANCE OF 425.41 FEET TO A LINE PARALLEL WITH AND 675.43 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF THE NORTHWESTERLY LINE OF SAID PARCEL "A";

SCALE: 1"=300'

ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002

SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST

DATE EXHIBIT PREPARED: MAY 1, 2009

4 OF 5

**EXHIBIT "A" - LEGAL DESCRIPTION PROPOSED PARCELS  
LOT LINE ADJUSTMENT NO. 09-012**

PARCEL "B" CONTINUED

THENCE LEAVING SAID SOUTHWESTERLY LINE OF SAID PARCEL "A" ALONG SAID PARALLEL LINE NORTH 22°55'18" EAST A DISTANCE OF 632.04 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 9.31 ACRES

PREPARED UNDER THE SUPERVISION OF:

 07/20/09  
WILLIAM R. KNIGHT, L.S. 6810 DATE:  
REGISTRATION EXPIRES: 9-30-10



**SAMPLE**

SCALE: 1"=300'  
ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002  
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
DATE EXHIBIT PREPARED: MAY 1, 2009 5 OF 5



EXHIBIT "B" - MAP  
LOT LINE ADJUSTMENT NO. 09-012

AREA:

EXISTING PARCEL "A" = 17.95 ACRES  
EXISTING PARCEL "B" = 1.16 ACRES  
PROPOSED PARCEL "A" = 9.80 ACRES  
PROPOSED PARCEL "B" = 9.31 ACRES

NOTE:

NO DWELLINGS OR STRUCTURES  
LYING WITHIN PROPOSED PARCELS  
EXCEPT PARCELS BEING ZONED -  
"Z" - SINGLE MANUFACTURING

NOTE:

SEE SHEET 4 OF 5 FOR EASEMENT NOTES  
SEE SHEET 5 OF 5 FOR PLOTTED EASEMENT

EXISTING PARCELS APN NO. 119-210-002 & 119-210-003  
PROPOSED PARCEL'S LOT LINE REFERENCE NO. PARCELS A & B

OWNER NAME: SKYPARK CORONA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
ADDRESS: 980 MONTECITO DR. STE. 101, CORONA, CA 92713  
TELEPHONE: (951) 898-1502

SIGNATURE: *Larry R. Hauptert*  
LARRY R. HAUPERT, GENERAL MANAGER

SIGNATURE: *Patrick L. Tritz*  
PATRICK L. TRITZ, MANAGER

NOTARY ACKNOWLEDGMENT

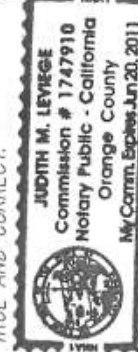
STATE OF CALIFORNIA  
COUNTY OF Orange

ON 7/20/2009 BEFORE ME, JUDITH M. LEVEGE, NOTARY PUBLIC PERSONALLY APPEARED LARRY R. HAUPERT AND PATRICK L. TRITZ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THEY PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

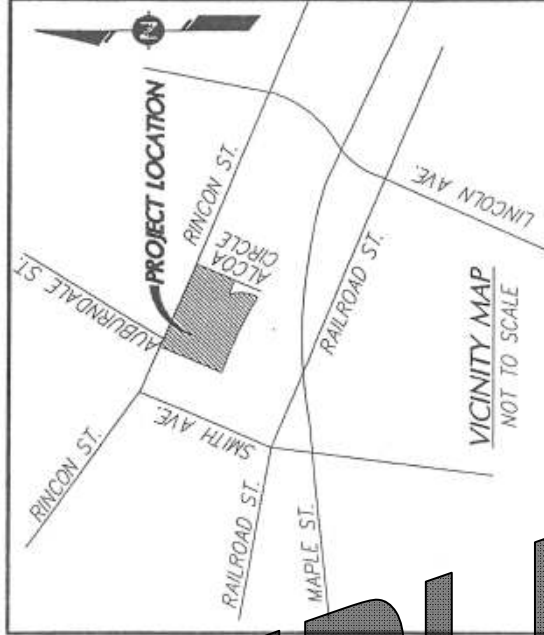
SIGNATURE: *Judith M. Levege*



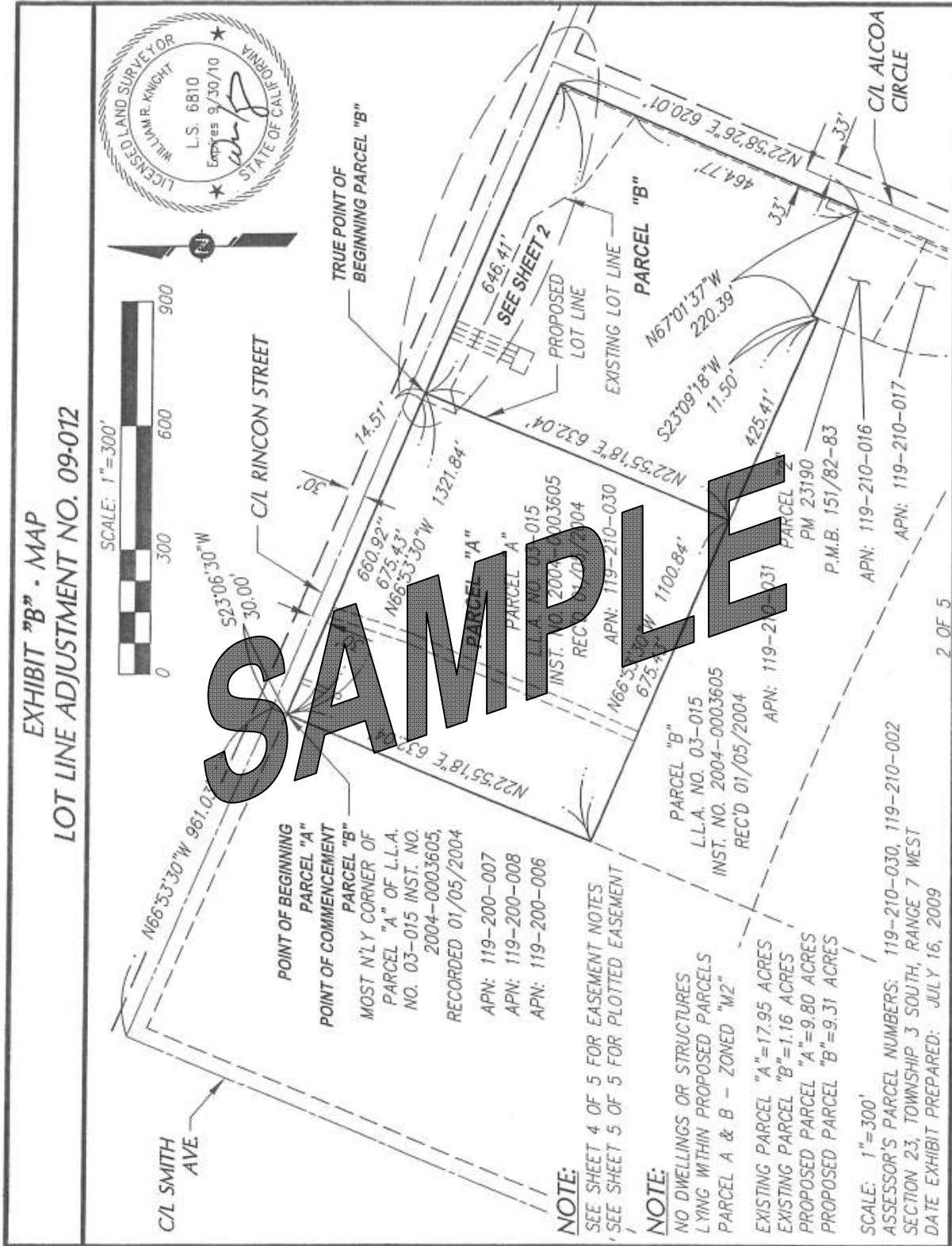
ENGINEERING  
LAND PLANNING  
SURVEYING

357 N. SHERIDAN STREET  
SUITE 117  
CORONA, CALIFORNIA 92880  
TEL. (951) 279-1800  
FAX (951) 279-4380

Engineering, Inc.



LESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002  
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
DATE EXHIBIT PREPARED: JULY 16, 2009



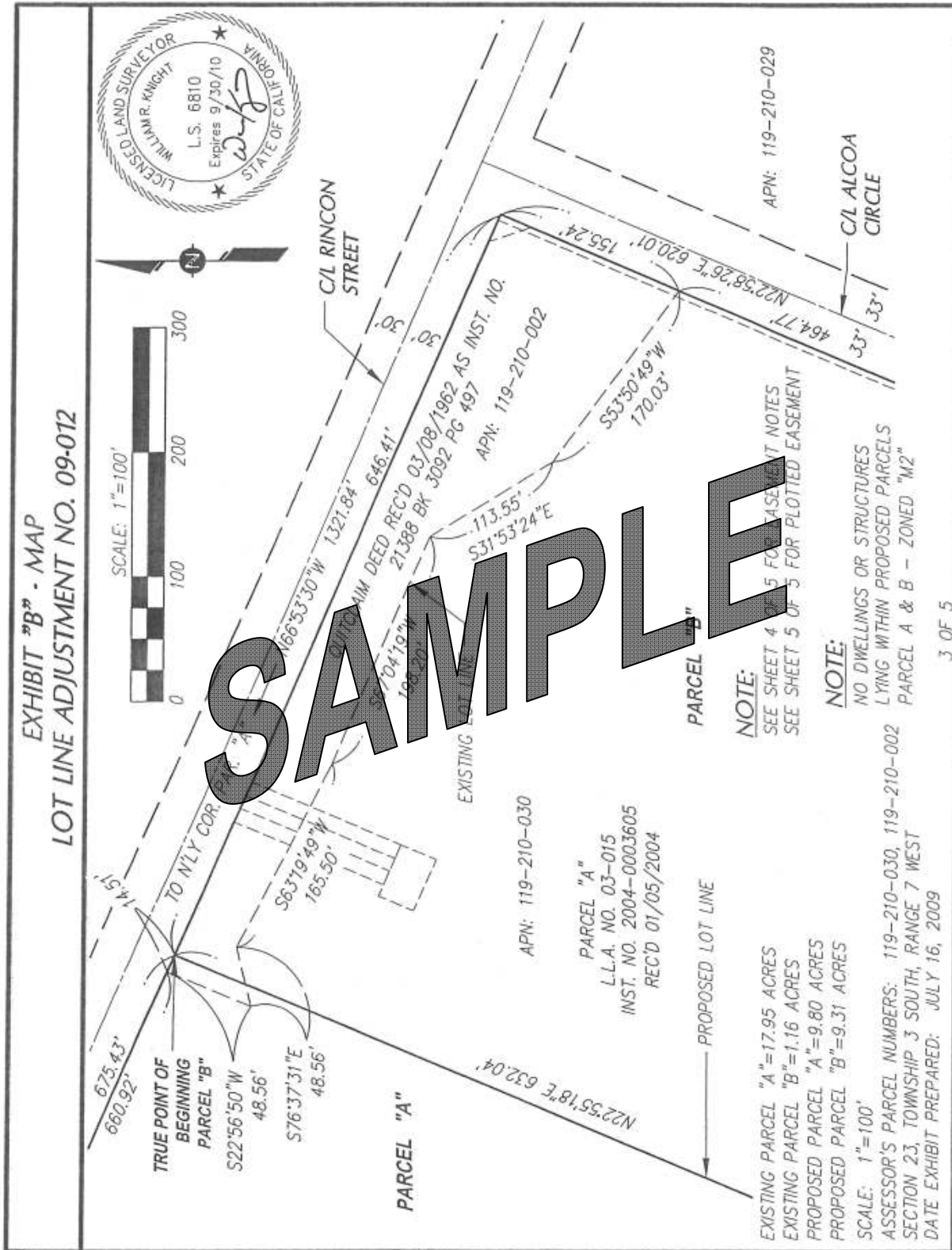


EXHIBIT "B" - EASEMENT NOTES  
LOT LINE ADJUSTMENT NO. 09-012

4 A RIGHT OF WAY FOR WATER PIPES AND DITCHES, FLUMES AND CONDUITS RECORDED IN BOOK 89 PAGE 313 OF DEEDS. NOT PLOTTED, THE EXACT LOCATION IS NOT DETERMINABLE, BLANKET IN NATURE.

5 ANY RIGHTS IN FAVOR OF THE PUBLIC AND OR PUBLIC AGENCY IN AND TO THAT PORTION OF RECORDED PARCEL INCLUDED WITH RINCON STREET, RINCON STREET, AS SHOWN AS A PUBLIC ROAD PER R.S. 34/77, (PLOTTED HEREON)

6 A COVENANT AND AGREEMENT RECORDED AS INSTRUMENT NO. 6965 OF OFFICIAL RECORDS. ALL OF LAND DESCRIBED IN SAID AGREEMENT IS APPROXIMATELY PLOTTED HEREON.

7 THE EFFECT OF A RESERVATION OF THE RIGHT TO PROHIBIT HUMAN HABITATION AND A PERPETUAL EASEMENT TO FLOOD AND INUNDATE INTERMITTENTLY, AS MAY BE REQUIRED FROM TIME TO TIME, INCIDENTAL TO SUCCESSFUL OPERATION AND MAINTENANCE OF THE PRADO FLOOD CONTROL BASIN, IN AND OVER ANY AND ALL OF THE SOUTHWESTERLY ONE-HALF OF RINCON STREET AS RESERVED IN A QUITCLAIM DEED RECORDED MARCH 8, 1962 AS INST. NO. 21388 O.R. AFFECTS PARCEL 2 OF LEGAL DESCRIPTION. (PLOTTED HEREON)

8 AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL OF ELECTRICAL LINES AND INGRESS AND EGRESS PER DEED RECORDED MAY 18, 1962 AS INST. NO. 46780 O.R. (PLOTTED HEREON).

9 AN EASEMENT FOR PIPELINES RECORDED MAY 23, 1962 AS INST. NO. 48193 O.R. (PLOTTED HEREON)

10 AN EASEMENT FOR POLE LINES AND/OR CONDUITS RECORDED AUGUST 9, 1963 AS INST. NO. 75003 O.R. (PLOTTED HEREON)

11 AN EASEMENT FOR UNDERGROUND PIPELINES RECORDED SEPTEMBER 8, 1982 AS INST. NO. 155369 O.R. (PLOTTED HEREON)

12 AN EASEMENT FOR STREETS AND APPURTENANCES THERETO RECORDED FEBRUARY 10, 1987 AS INST. NO. 36874 O.R. (PLOTTED HEREON)

13 A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED, "DECLARATION OF EASEMENT" RECORDED MAY 14, 2004 AS INST. NO. 03719830 O.R., ACCESS EASEMENT IS INDICATED (PLOTTED HEREON)

**SAMPLE**



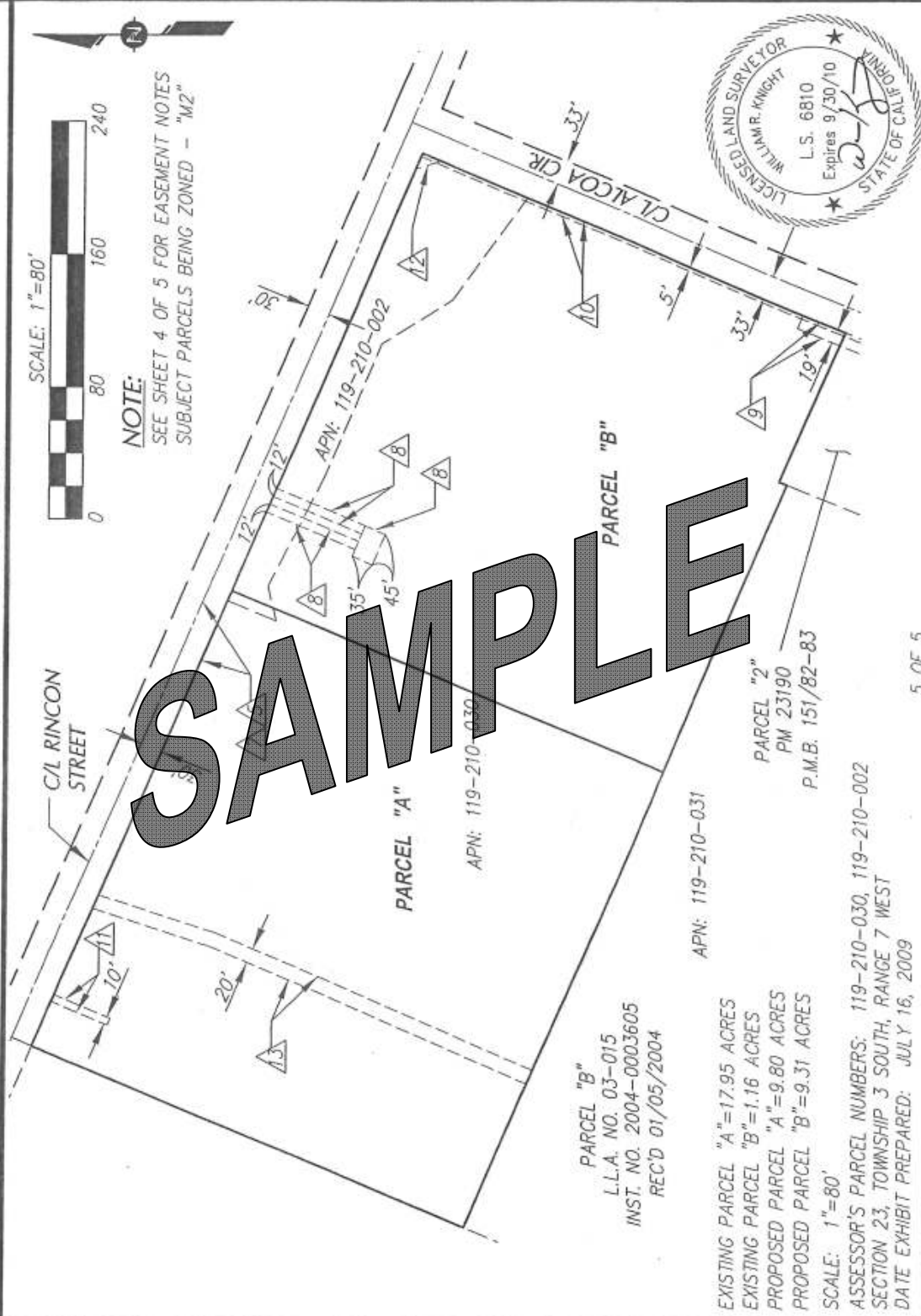
NOTE:  
SEE SHEET 5 OF 5 FOR PLOTTED EASEMENT  
SUBJECT PARCELS BEING ZONED - "M2"

SCALE: 1"=300'  
ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002  
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
DATE EXHIBIT PREPARED: JULY 16, 2009

EXHIBIT "B" - EASEMENTS  
LOT LINE ADJUSTMENT NO. 09-012



NOTE:  
SEE SHEET 4 OF 5 FOR EASEMENT NOTES  
SUBJECT PARCELS BEING ZONED - "M2"



PARCEL "B"  
L.L.A. NO. 03-015  
INST. NO. 2004-0003605  
REC'D 01/05/2004

APN: 119-210-031

EXISTING PARCEL "A" = 17.95 ACRES  
EXISTING PARCEL "B" = 1.16 ACRES  
PROPOSED PARCEL "A" = 9.80 ACRES  
PROPOSED PARCEL "B" = 9.31 ACRES  
SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBERS: 119-210-030, 119-210-002  
SECTION 23, TOWNSHIP 3 SOUTH, RANGE 7 WEST  
DATE EXHIBIT PREPARED: JULY 16, 2009