A. PURPOSE

The lot line adjustment is a mechanism to change or adjust the location of an existing lot-line between "four or fewer existing adjacent parcels", as per Senate Bill 497, effective January 1, 2002, which amended Section 66412 of the Government Code to delete language authorizing lot line adjustments between two or more existing adjacent parcels.

The City may grant a Lot Line Adjustment providing the following conditions are met:

1. A greater number of parcels than originally existed is not created;
2. The City Zoning Code is not violated; and
3. The City Building Code is not violated.

B. PROCEDURE:

The Lot Line Adjustment (L.L.A.) plat map shall be prepared by a Registered Civil Engineer (registered prior to 1982) or Land Surveyor. A completed LLA application submittal includes:

1. The application form (Please see application for the number of required plans).
2. Processing fee
3. A copy of the most recently recorded Grant Deed(s) for all properties involved in the lot line adjustment.
4. A Preliminary Title Report(s) for all properties involved in the lot line adjustment.
5. Complete legal description of the before and after adjustment parcels, including Assessor’s Parcel Numbers (APN) prepared on a separate sheet of paper identified as EXHIBIT “A”. This document shall be signed and wet stamped by the engineer/land surveyor.
6. A copy of all reference documents including Assessor’s map, a copy of the underlying record map used in preparation of the legal description, a copy of all documents and deeds used in the preparation of the legal description and computer print-out traverse calculations with areas of the entire boundary for both the existing lots and proposed lots.
7. A Lot Line Adjustment plat sheet(s) drawn to scale identified as EXHIBIT “B” shall be submitted for review. The boundary adjustment plat must indicate the following information:
   a. The parcel(s) and the Lot Line Adjustments requested. The existing boundary proposed to be relocated shall be shown as a dashed line and labeled “Existing Boundary.”
   The proposed boundary shall be shown as a solid line and labeled “Proposed Boundary.” All other ownership lines shall be shown as solid lines.
   b. The net area of each existing and proposed lot.
c. The location of all existing buildings and/or structures, and the minimum distance between each building and/or structures and the boundary of the proposed property lines. This requirement does not apply if the lot line adjustment results in the creation of one parcel, and the applicant can demonstrate that all setback requirements are met.

d. The dimensions (bearing/distance and delta/radius/arc length of each boundary of each proposed lot.

e. The current Assessor’s Parcel Number(s) of each parcel shown within or adjacent to each parcel.

f. Name, address, telephone number, wet seal and signature of the engineer, or land surveyor who prepared the plat and legal description.

Note: Existing and proposed easements must be defined on the plot.

If the Lot Line Adjustment affects an existing utility easement, the plat sheet(s) must be signed by the affected utilities certifying their approval of the adjustment taking place.

6. Originals of all forms which require signature must be submitted.

C. PROCEDURE FOR APPROVAL:

Per Section 18-5.3 of Bellflower’s Municipal Code (Subdivision Regulation, Lot Line Adjustments), once City approval has been obtained, the owner shall prepare the Grant Deed(s) and a Certificate of Compliance. It is the responsibility of the applicant to have the Grant Deed(s) with the Boundary Adjustment plat and legal description to be recorded at the County Recorder’s Office.

Property which is subject to special assessments (which are not yet payable) must file an application for a bond split with the City. The application will be submitted to the bondholder for approval (accompanied by a deposit sufficient to accomplish the bond split process). If the bond split application is rejected by the bondholder, the assessment must be paid off prior to the adjustment being approved.

COMPANIES THAT DO LOT LINE ADJUSTMENTS

<table>
<thead>
<tr>
<th>GILBERT ENGINEERING</th>
<th>THENES ENGINEERING</th>
</tr>
</thead>
<tbody>
<tr>
<td>4552 Lincoln Avenue</td>
<td>16800 Valley View</td>
</tr>
<tr>
<td>Suite 206</td>
<td>Boulevard</td>
</tr>
<tr>
<td>Cypress, CA 90630</td>
<td>La Mirada, CA 90638</td>
</tr>
<tr>
<td>(714) 995-7144</td>
<td>(714) 521-4811</td>
</tr>
</tbody>
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