

Recording requested by:

**STEWART TITLE-Riverside**

**DOC # 2001-630133**

12/19/2001 08:00A Fee:18.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION



And when recorded, mail to:

**Surveyor's Office**

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY



Project: LL-008-001 <sup>5</sup>  
A.P.N. 250-240-022

**LL - 008-001**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): UNIVERSITY VILLAGE-PHASE 1A, 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 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.**

11-120355B

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 12-17-01  
PRINCIPAL PLANNER DATE

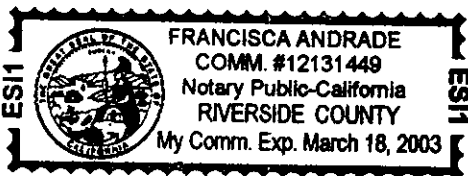
GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On Dec. 17, 2001, before me Francisca Andrade  
(date) (name)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

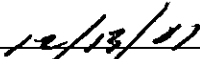


**EXHIBIT "A"**  
**UNIVERSITY VILLAGE LOT LINE ADJUSTMENT**  
**PARCEL "E"**

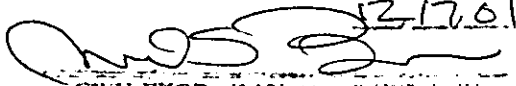
Parcel "B" as shown on Certificate of Compliance, as recorded December 16, 1997 as Instrument Number 460624, Records of the County of Riverside, State of California, also being within Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian.

Containing 7.038 acres, more or less.

  
\_\_\_\_\_  
Robert A. Stockton, RCE 33591

  
\_\_\_\_\_  
Date



DESCRIPTION APPROVAL:  
  
12/17/01

SHEET 1 OF 1

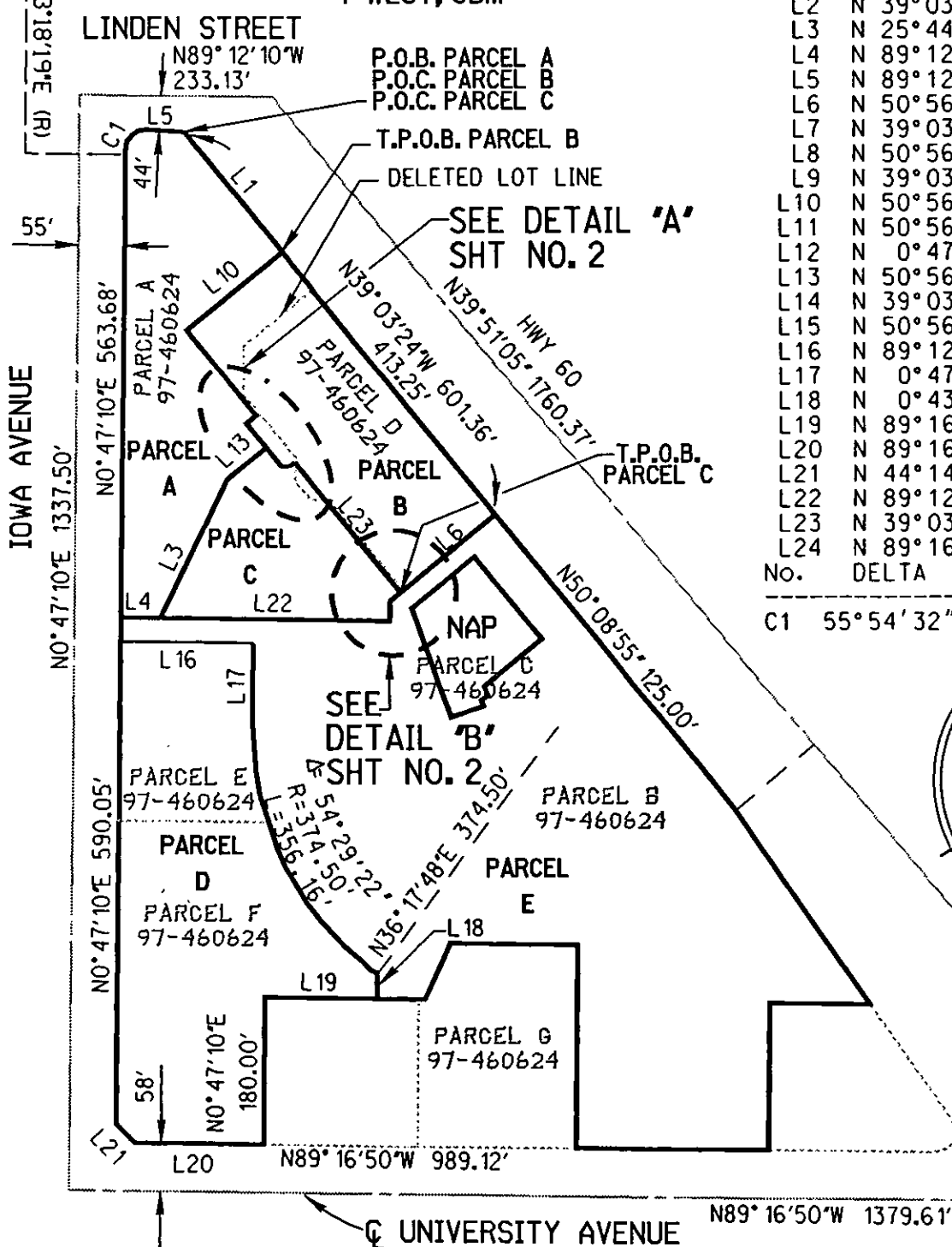
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LL-008-001

PORTION OF SECTION 19, TOWNSHIP 2 SOUTH,  
4 WEST, SBM

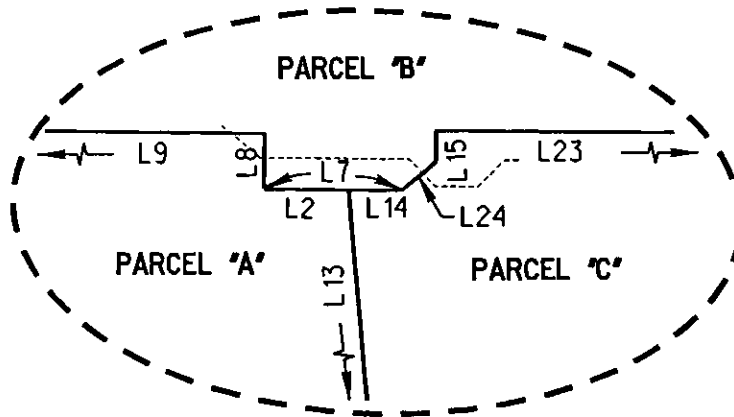
No.	DIRECTION	DISTANCE	
L1	N 39°03'24" W	188.11'	
L2	N 39°03'24" W	38.42'	
L3	N 25°44'58" E	187.40'	
L4	N 89°12'50" W	48.26'	
L5	N 89°12'10" W	55.49'	
L6	N 50°56'36" E	150.50'	
L7	N 39°03'24" W	68.70'	
L8	N 50°56'36" E	15.75'	
L9	N 39°03'24" W	134.08'	
L10	N 50°56'36" E	150.50'	
L11	N 50°56'36" E	16.88'	
L12	N 0°47'10" E	23.28'	
L13	N 50°56'36" E	60.81'	
L14	N 39°03'24" W	30.28'	
L15	N 50°56'36" E	8.47'	
L16	N 89°12'50" W	160.43'	
L17	N 0°47'10" E	97.86'	
L18	N 0°43'10" E	30.00'	
L19	N 89°16'50" W	137.44'	
L20	N 89°16'50" W	156.97'	
L21	N 44°14'50" W	32.54'	
L22	N 89°12'50" W	279.15'	
L23	N 39°03'24" W	204.42'	
L24	N 89°16'26" W	9.46'	
No.	DELTA	RADIUS	LENGTH
C1	55°54'32"	34.50'	33.66'



2001-630133  
12/19/2001 09:00A  
4 of 5

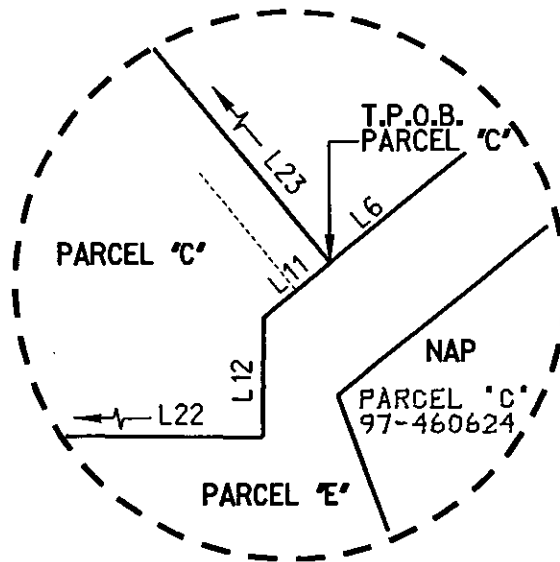
**RICK ENGINEERING COMPANY**  
1223 University Avenue  
Suite 240  
Riverside,  
California 92507  
(909) 782-0707

**UNIVERSITY VILLAGE**  
**LOT LINE ADJUSTMENT** 41-2  
SCALE: 1"=200'      DATE: 7-12-00



DETAIL 'A'

N.T.S.



DETAIL 'B'

N.T.S.



2001-030133  
12/19/2001 08:00H  
5 of 5



**RICK ENGINEERING COMPANY**

1223 University Avenue  
Suite 240  
Riverside,  
California 92507

(909) 782-0707

**UNIVERSITY VILLAGE  
LOT LINE ADJUSTMENT**

SCALE: N.T.S.

DATE: 7-12-00

Recording requested by:

**STEWART TITLE-Riverside**

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION

TRA 709

And when recorded, mail to:

**Surveyor's Office**  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

**DOC # 2001-630132**

12/19/2001 08:00A Fee:27.00

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: LL-008-001

A.P.N. 250-240-016, 017, 250-250-023 & 024

**LL - 008-001**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): UNIVERSITY VILLAGE, 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 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.**

11-120355B

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 12-17-01  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Dec. 17, 2001 <sup>(FA)</sup>, before me Francisca Andrade  
(date) (name)

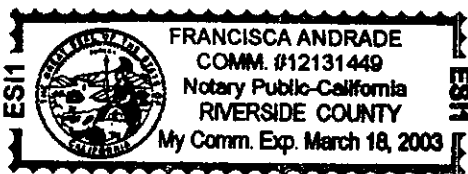
a Notary Public in and for said State, personally appeared

Craig Aaron  
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"\***  
**UNIVERSITY VILLAGE LOT LINE ADJUSTMENT**  
**PARCEL "A"**

A portion of Parcel "A", as shown on Certificate of Compliance, as recorded December 16, 1997 as Instrument Number 460624, Records of the County of Riverside, State of California, also being within Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

**BEGINNING** at the Northeasterly corner of said Parcel "A", said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215, as shown on said Certificate of Compliance;  
THENCE along said State Highway sideline and the Northeasterly line of said Parcel "A" South 39°03'24" East, 188.11 feet;  
THENCE, South 50°56'36" West, 150.50 feet;  
THENCE, South 39°03'24" East, 134.08 feet;  
THENCE, South 50°56'36" West, 15.75 feet;  
THENCE, South 39°03'24" East, 38.42 feet;  
THENCE, South 50°56'36" West, 60.81 feet;  
THENCE, South 25°44'58" West, 187.40 feet to a point on the Southerly line of said Parcel "A";  
THENCE, along said line, North 89°12'50" West, 48.26 feet to the Easterly 55.00 foot half-width sideline of Iowa Avenue, as shown on said Certificate of Compliance;  
THENCE, along said sideline, North 0°47'10" East, 563.68 feet to the beginning of a tangent 34.50 foot radius curve, concave Southeasterly;  
THENCE, Northerly and Easterly along the arc of said curve, through a central angle of 55°54'32", a distance of 33.66 feet to a point on the Southerly 44.00 foot half-width sideline of Linden Avenue, as shown on said Certificate of Compliance;  
THENCE, along said sideline, South 89°12'10" East, 55.49 feet to **THE POINT OF BEGINNING**.

Containing 1.648 acres, more or less.

  
Robert A. Stockton, RCE 33591

12/13/01  
Date



SHEET 1 OF 4

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2001-630132  
12/19/2001 08:00H  
3 of 8

LL-008-001



**EXHIBIT "A"**  
**UNIVERSITY VILLAGE LOT LINE ADJUSTMENT**  
**PARCEL "B"**

A portion of Parcel "A", together with a portion of Parcel "D" as shown on Certificate of Compliance, as recorded December 16, 1997 as Instrument Number 460624, Records of the County of Riverside, State of California, also being within Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian more particularly described as follows:

**COMMENCING** at the Northeasterly corner of said Parcel "A", said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215, as shown on said Certificate of Compliance;  
THENCE, along said State Highway sideline and the Northeasterly line of said Parcel "A", South 39°03'24" East 188.11 feet to the **TRUE POINT OF BEGINNING**;  
THENCE, continuing along said sideline, South 39°03'24" East, 413.25 feet to the Southeasterly line of said Parcel "D";  
THENCE, along said line South 50°56'36" West, 150.50 feet;  
THENCE, North 39°03'24" West, 204.42 feet;  
THENCE, South 50°56'36" West, 8.47 feet;  
THENCE, North 89°16'26" West, 9.46 feet;  
THENCE, North 39°03'24" West, 68.70 feet;  
THENCE, North 50°56'36" East, 15.75 feet;  
THENCE, North 39°03'24" West, 134.08 feet;  
THENCE, North 50°56'36" East, 150.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.451 acres, more or less.

  
Robert A. Stockton, RCE 33591

12/13/01  
Date



SHEET 2 OF 4

FA13626\LEGALS\626LLA



LL-008-001

**EXHIBIT "A"**  
**UNIVERSITY VILLAGE LOT LINE ADJUSTMENT**  
**PARCEL "C"**

A portion of Parcel "A", together with a portion of Parcel "D" as shown on Certificate of Compliance, as recorded December 16, 1997 as Instrument Number 460624, Records of Riverside, State of California, also being within Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian more particularly described as follows:

**COMMENCING** at the Northeasterly corner of said Parcel "A", said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215, as shown on said Certificate of Compliance;

THENCE, along said State Highway sideline and the Northeasterly line of said Parcel "A", South 39°03'24" East, 601.36 feet to the Southeasterly line of Parcel "D" per said Certificate of Compliance;

THENCE, South along said line, 50°56'36" West, 150.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE, South 50°56'36" West, 16.88 feet;

THENCE, South 0°47'10" West, 23.28 feet to the Southerly line of said Parcel "A";

THENCE, along said Southerly line of said Parcel "A", North 89°12'50" West, 279.15 feet;

THENCE, North 25°44'58" East, 187.40 feet;

THENCE, North 50°44'58" East, 60.81 feet;

THENCE, South 39°03'24" East, 30.28 feet;

THENCE, South 89°16'26" East, 9.46 feet;

THENCE, North 50°56'36" East, 8.47 feet;

THENCE, South 39°03'24" East, 204.42 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.828 acres, more or less.



Robert A. Stockton, RCE 33591

12/13/01  
Date



SHEET 3 OF 4

FA13626\LEGALS\626LLA



2001-630132  
12/13/2001 08:00  
5 of 8

LL-008-001

**EXHIBIT "A"**  
**UNIVERSITY VILLAGE LOT LINE ADJUSTMENT**  
**PARCEL "D"**

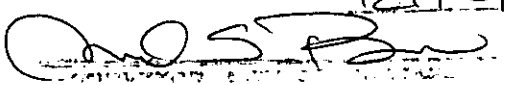
Parcel "E", together with Parcel "F" as shown on Certificate of Compliance, as recorded December 16, 1997 as Instrument Number 460624, Records of the County of Riverside, State of California, also being within Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian.

Containing 2.770 acres, more or less.

  
Robert A. Stockton, RCE 33591

12/13/01  
Date

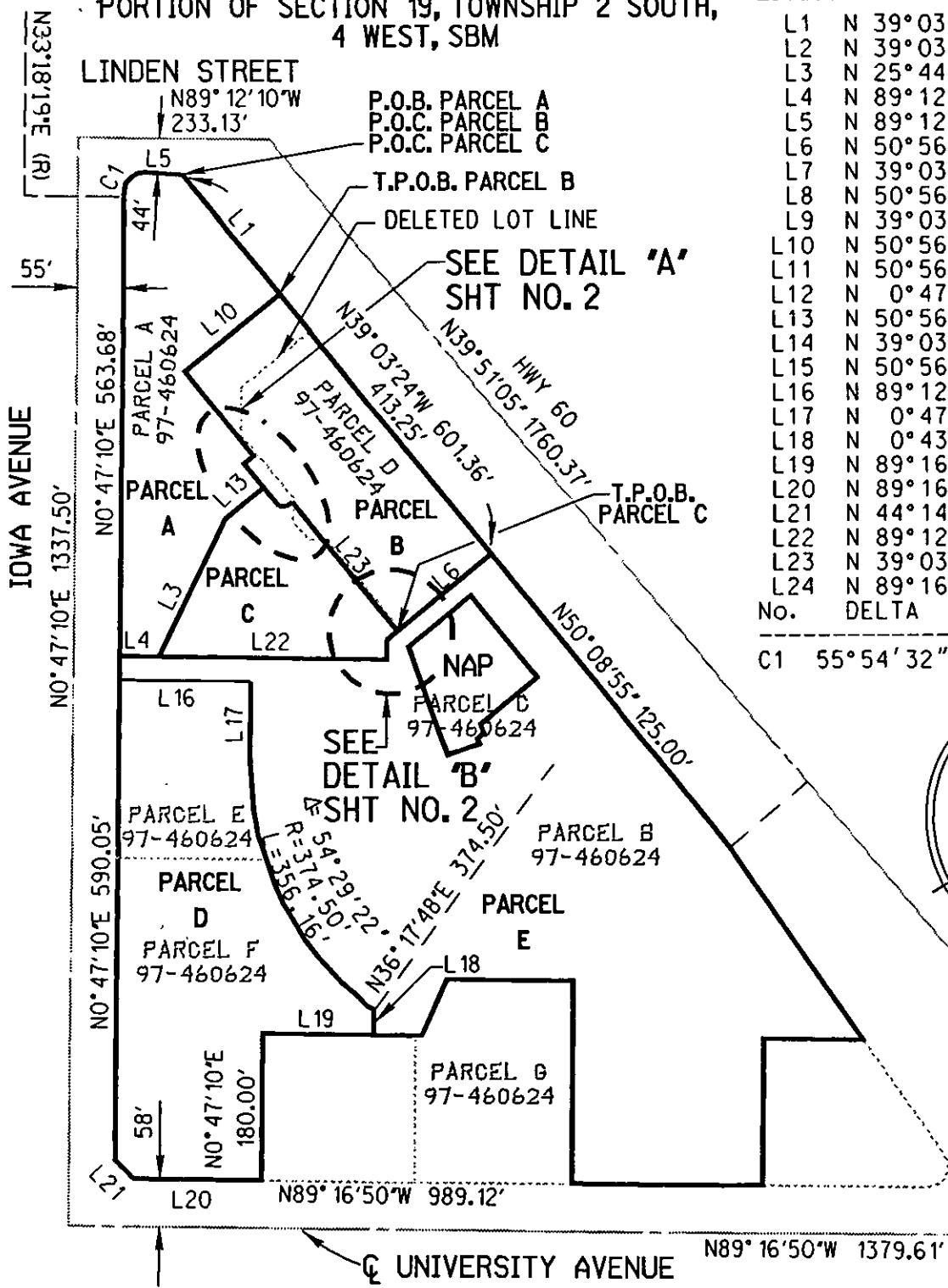


REGISTRATION APPROVAL  
12/17/01  




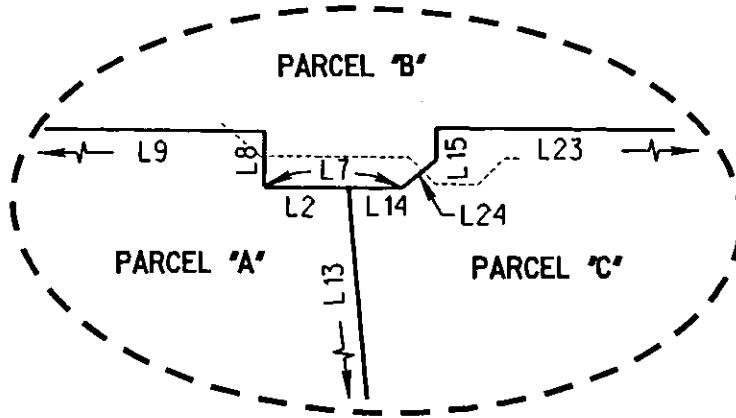
No.	DIRECTION	DISTANCE	
L1	N 39° 03' 24" W	188.11'	
L2	N 39° 03' 24" W	38.42'	
L3	N 25° 44' 58" E	187.40'	
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L5	N 89° 12' 10" W	55.49'	
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L11	N 50° 56' 36" E	16.88'	
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L13	N 50° 56' 36" E	60.81'	
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L15	N 50° 56' 36" E	8.47'	
L16	N 89° 12' 50" W	160.43'	
L17	N 0° 47' 10" E	97.86'	
L18	N 0° 43' 10" E	30.00'	
L19	N 89° 16' 50" W	137.44'	
L20	N 89° 16' 50" W	156.97'	
L21	N 44° 14' 50" W	32.54'	
L22	N 89° 12' 50" W	279.15'	
L23	N 39° 03' 24" W	204.42'	
L24	N 89° 16' 26" W	9.46'	
No.	DELTA	RADIUS	LENGTH
C1	55° 54' 32"	34.50'	33.66'

PORTION OF SECTION 19, TOWNSHIP 2 SOUTH,  
4 WEST, SBM

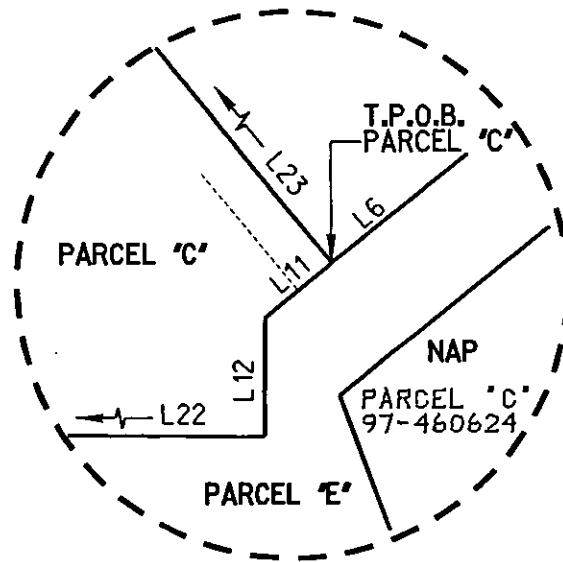


**RICK ENGINEERING COMPANY**  
 1223 University Avenue  
 Suite 240  
 Riverside, California 92507  
 (909) 782-0707

**UNIVERSITY VILLAGE**  
**LOT LINE ADJUSTMENT** 41-2  
 SCALE: 1"=200'      DATE: 7-12-00



DETAIL 'A'  
N.T.S.



DETAIL 'B'  
N.T.S.



5001-630132  
12/19/2001 08:00A  
8 of 8



**TRICK ENGINEERING COMPANY**

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Suite 240  
Riverside,  
California 92507

(909) 782-0707

**UNIVERSITY VILLAGE  
LOT LINE ADJUSTMENT**

SCALE: N.T.S.

DATE: 7-12-00