

Recording requested by:

**DOC # 2001-350223**

07/27/2001 08:00A Fee:NC

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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, CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: *Mission Grove Plaza*  
*A.P.N. 265-510-005 & 041*

**LL - 033 - 001**



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

Property Owner(s): *MISSION GROVE PLAZA, 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 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.**

LL-033-001

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 7-24-01  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On July 24 2001 (date), before me Francisca Andrade (name)

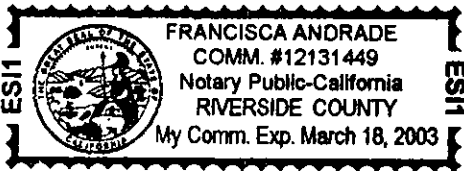
a Notary Public in and for said State, personally appeared

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)



Mail to: Regional Properties, Inc.  
1875 Century Park East  
Los Angeles, Ca. 90067

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:





May 22, 2001

W.O. 1004-018

**EXHIBIT "A"**  
**ADMINISTRATIVE**  
**LOT LINE ADJUSTMENT No. LL-033-001**

**PARCEL "A"**

Parcel 14 and a portion of Parcel 15 of Parcel Map 26320 as shown by map on file in Book 173 of Parcel Maps at Pages 46 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southeast corner of Parcel 13 of said Parcel Map 26320, said corner being on the Westerly line of said Parcel 14;

Thence S.00°09'43"E. along said Westerly line, a distance of 20.00 feet to the Southwest corner thereof;

Thence N.89°50'17"E. along the Southerly line of said Parcel 14 and its Easterly prolongation thereof, a distance of 294.19 feet to the Westerly line of Parcel "B" of Certificate of Compliance (LL-010-967) recorded June 17, 1997 as instrument no. 211907, Official Records of Riverside County, California;

Thence N.00°09'43"W. along said Westerly line, a distance of 210.00 feet to the Northwest corner thereof, said corner being on the Northerly line of said Parcel 15;

Thence S.89°50'17"W. along said Northerly line and the Northerly line of said Parcel 14, a distance of 294.19 feet to the Northwest corner said Parcel 14;

Thence S.00°09'43"E. along the Westerly line of said Parcel 14, a distance of 190.00 feet to the point of beginning.

The above described parcel of land contains 1.418 acres, more or less.

**PARCEL "B"**

All of Parcel 12 of Parcel Map 26320 as shown by map on file in Book 173 of Parcel Maps at Pages 46 through 50 thereof, Records of Riverside County, California.

**TOGETHER WITH** that portion of Parcel 15 of said Parcel Map 26320 described as follows:

Beginning at the Southeast corner of Parcel 13 of said Parcel Map 26320, said corner being on the Westerly line of Parcel 14 of said Parcel Map 26320;

Thence S.00°09'43"E. along said Westerly line, a distance of 20.00 feet to the Southwest corner thereof;

Thence N.89°50'17"E. along the Southerly line of said Parcel 14 and its Easterly prolongation thereof, a distance of 294.19 feet to the Westerly line of Parcel "B" of Certificate of Compliance (LL-010-967) recorded June 17, 1997 as instrument no. 211907, Official Records of Riverside County, California;



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Thence S.00°09'43"E. along the said Westerly line and the Westerly line of Parcel "B" of Certificate of Compliance recorded March 10, 1995 as instrument no. 74949, Official Records of Riverside County, California, a distance 175.00 feet the Southerly line of said Parcel 15;

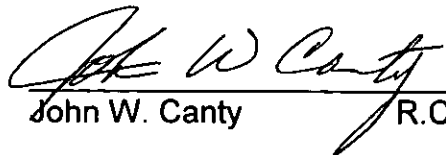
Thence S.89°50'17"W. along said Southerly line, a distance of 424.19 feet to the Southwest corner thereof;

Thence N.00°09'43"W. along the Westerly line of said Parcel 15, a distance of 195.00 feet to the Southwest corner of said Parcel 13;

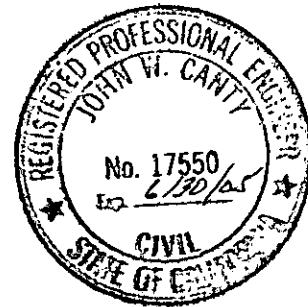
Thence N.89°50'17"E. along the Southerly line of said Parcel 13, a distance of 130.00 feet to the point of beginning.

The above described parcel of land contains 4.258 acres, more or less.

**CANTY ENGINEERING GROUP, INC.**  
Prepared under the supervision of:

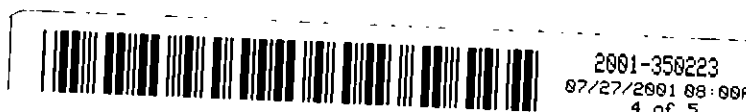
  
John W. Canty R.C.E. 17550

July 19, 2001  
Date



DESCRIPTION APPROVAL 7/20/01  
Walter R. Fair by       
SURVEYOR, CITY OF RIVERSIDE

for



IN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, CA.

# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-033-001

PARCELS 12, 14 AND 15  
OF PARCEL MAP 26320  
P.M. 173/46-50,  
RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

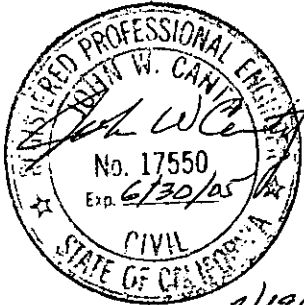


### OWNER

MISSION GROVE PLAZA, L.P.  
1875 E. CENTURY PARK, NO 1350  
LOS ANGELES, CA. 90067

### ASSESSOR'S PARCEL NO'S

265-510-005  
265-510-041



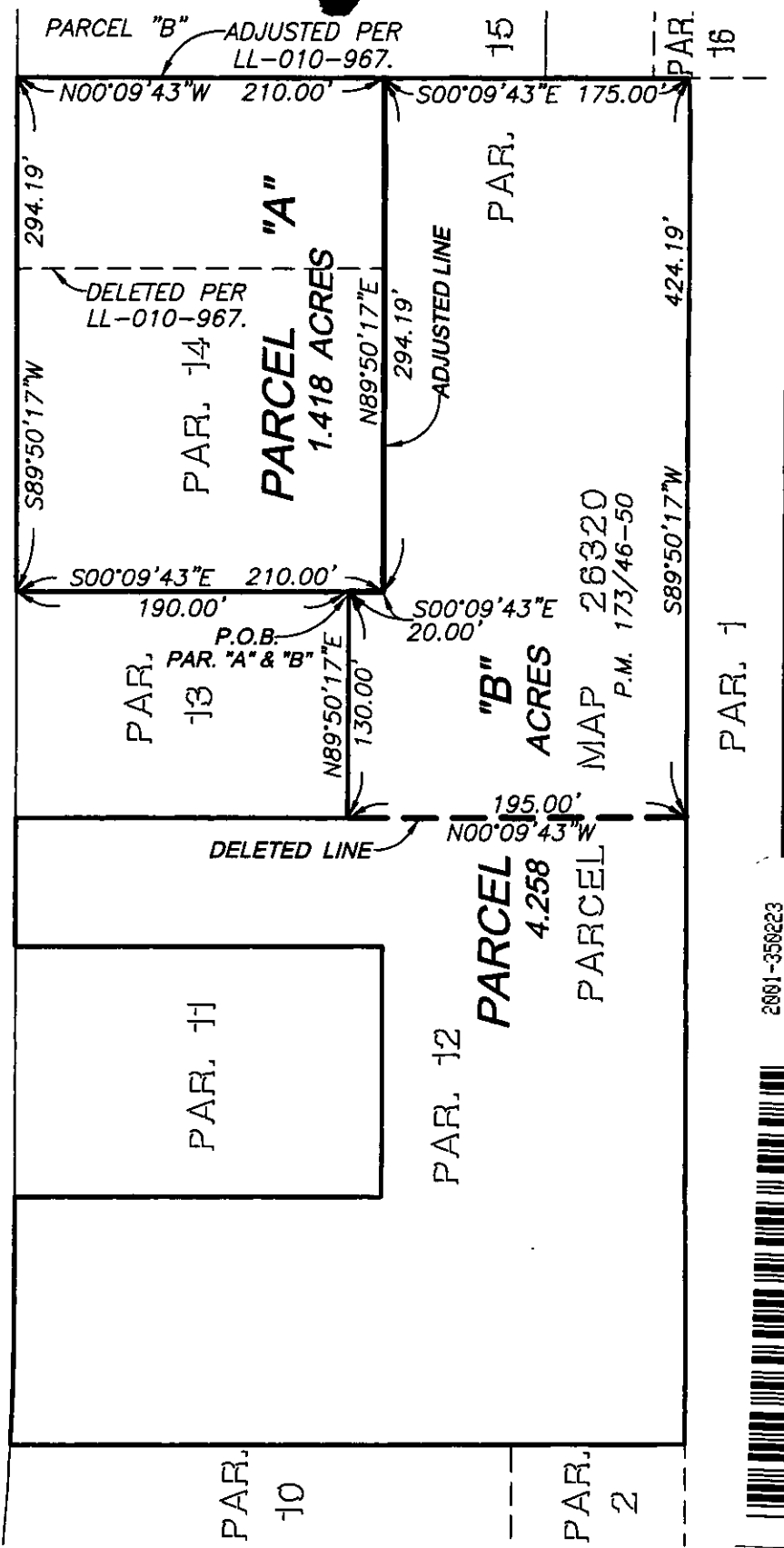
7/19/01

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

ALESSANDRO BOULEVARD

ALESSANDRO BOULEVARD

113'



**--CITY OF RIVERSIDE, CALIFORNIA--**

72-7

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

W.O.: 1004-018

SCALE: 1" = 100'

DRAWN BY: C.E.G.

DATE: 5/21/01

SUBJECT: L.L.A. PAR. 12, 14, AND 15 - REGIONAL PROPERTIES

LL-033-011

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