

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

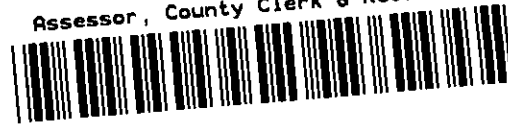
And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2003-110291

02/18/2003 08:00A Fee:NC
Page 1 of 5

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



(1)

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Project: **LL-034-023**
APN 265-570-030 (portion)

LL - 034 - 023

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner: **MISSION VILLAGE SHOPPING CENTER, L.P. 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 **parcels** 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 2-10-03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

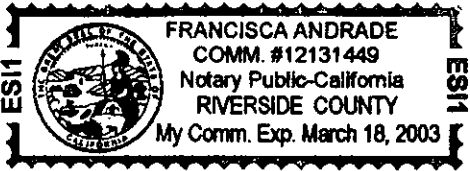
County of Riverside } ss

On 2-10-03, 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

Mail to: Mission Village Shopping Center, L.P.
1875 Century Park East, Suite 1350
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:



January 16, 2003

W.O. 1004-016

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-034-023

Parcel Map 30214 -- Regional Properties

PARCEL "A"

That portion of Parcels 10, 11 and 15 of Parcel Map 30214 as shown by map on file in Book 201 of Parcel Maps at Pages 37 through 39 thereof, Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of said Parcel 10;

Thence N.89°56'12"E. along the Northerly line of said Parcel 10, a distance of 96.62 feet to the Point of Beginning of the parcel of land to be described;

Thence S.00°04'02"E., a distance of 244.08 feet;

Thence N.89°55'58"E., a distance of 37.32 feet;

Thence S.00°04'02"E., a distance of 293.26 feet to the Southerly line of said Parcel 10;

Thence N.89°50'10"E. along the Southerly line of said Parcels 10, 15 and 11, a distance of 166.06 feet;

Thence Easterly continuing along the Southerly line of said Parcel 11 on a curve concave Northerly, having a radius of 677.00 feet, through an angle of 12°06'56", an arc length of 141.04 feet to the Southeast corner thereof;

Thence the following six (6) courses along the Easterly line of said Parcel 11:

N.02°08'25"E., a distance of 260.00 feet;

N.67°34'45"E., a distance of 183.66 feet;

Northerly on a non-tangent curve concave Easterly, having a radius of 883.00 feet, through an angle of 02°17'05", an arc length of 35.21 feet (the initial radial line bears S.60°11'54"W.);

S.67°34'45"W., a distance of 175.00 feet;

N.00°03'48"W., a distance of 127.00 feet;

Northerly on a non-tangent curve concave Westerly, having a radius of 305.00 feet, through an angle of 20°35'56", an arc length of 109.65 feet (the initial radial line bears N.77°57'40"E.) to the Easterly prolongation of the Northerly line of said Parcel 10;

Thence S.89°56'12"W. along said prolongation and said Northerly line of Parcel 10, a distance of 303.20 feet to the point of beginning.

The above described parcel of land contains 4.111 acres, more or less.

PARCEL "B"

That portion of Parcel 10 of Parcel Map 30214 as shown by map on file in Book 201 of Parcel Maps at Pages 37 through 39 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Parcel 10;

Thence N.89°56'12"E. along the Northerly line of said Parcel 10, a distance of 96.62 feet;

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Thence S.00°04'02"E., a distance of 244.08 feet;
 Thence N.89°55'58"E., a distance of 37.32 feet;
 Thence S.00°04'02"E., a distance of 293.26 feet to the Southerly line of said Parcel 10;
 Thence S.89°50'10"W. along the Southerly line of said Parcel 10, a distance of 80.85 feet;
 Thence Westerly continuing along the Southerly line of said Parcel 10 on a curve concave Southerly, having a radius of 933.00 feet, through an angle of 03°15'51", an arc length of 53.15 feet to the Southwest corner thereof;
 Thence N.00°03'48"W. along the Westerly line of said Parcel 10, a distance of 539.08 feet to the point of beginning.

The above described parcel of land contains 1.444 acres, more or less.

PARCEL "C"

That portion of Parcels 11 and 15, and all of Parcel 16 of Parcel Map 30214 as shown by map on file in Book 201 of Parcel Maps at Pages 37 through 39 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Parcel 16;

Thence the following four (4) courses along the Westerly, Northerly and Easterly lines of said Parcel 16:

N.00°03'48"W., a distance of 422.16 feet;

N.89°49'46"E., a distance of 37.00 feet;

S.00°10'24"E., a distance of 250.00 feet;

S.87°07'16"E., a distance of 145.71 feet to the Northeast corner of said Parcel 16, also being the Northwest corner of said Parcel 15;

Thence the following three (3) courses along the Northerly and Easterly lines of said Parcels 15 and 11:

S.86°38'30"E., a distance of 68.85 feet;

S.00°10'24"E., a distance of 40.00 feet;

Southeasterly on a non-tangent curve concave Southwesterly, having a radius of 305.00 feet, through an angle of 36°29'01", an arc length of 194.21 feet (the initial radial line bears N.20°52'43"E.) to the Easterly prolongation of the Southerly line of said Parcel 16;

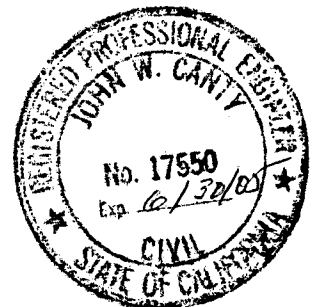
Thence S.89°56'12"W. along said prolongation and said Southerly line of Parcel 16, a distance of 399.82 feet to the point of beginning.

The above described parcel of land contains 1.432 acres, more or less.

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

John W. Canty
 John W. Canty R.C.E. 17550

Jan 16, 2003
 Date



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Walter R. Ayre
 CIVIL ENGINEER
 2/15/03

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-034-023

PARCELS 10, 11, 15 AND 16 OF PARCEL MAP 30214 PER P.M. 201 / 37-39,
RECORDS OF RIV. CO., CA. -- IN SEC. 17, T. 3 S., R. 4 W., S.B.M.

SCALE: 1"=200'

PREPARED BY:
CANTY ENGINEERING GROUP, INC.
2020 Iowa Avenue, Suite 102
Riverside, CA 92507
(909) 683-5234

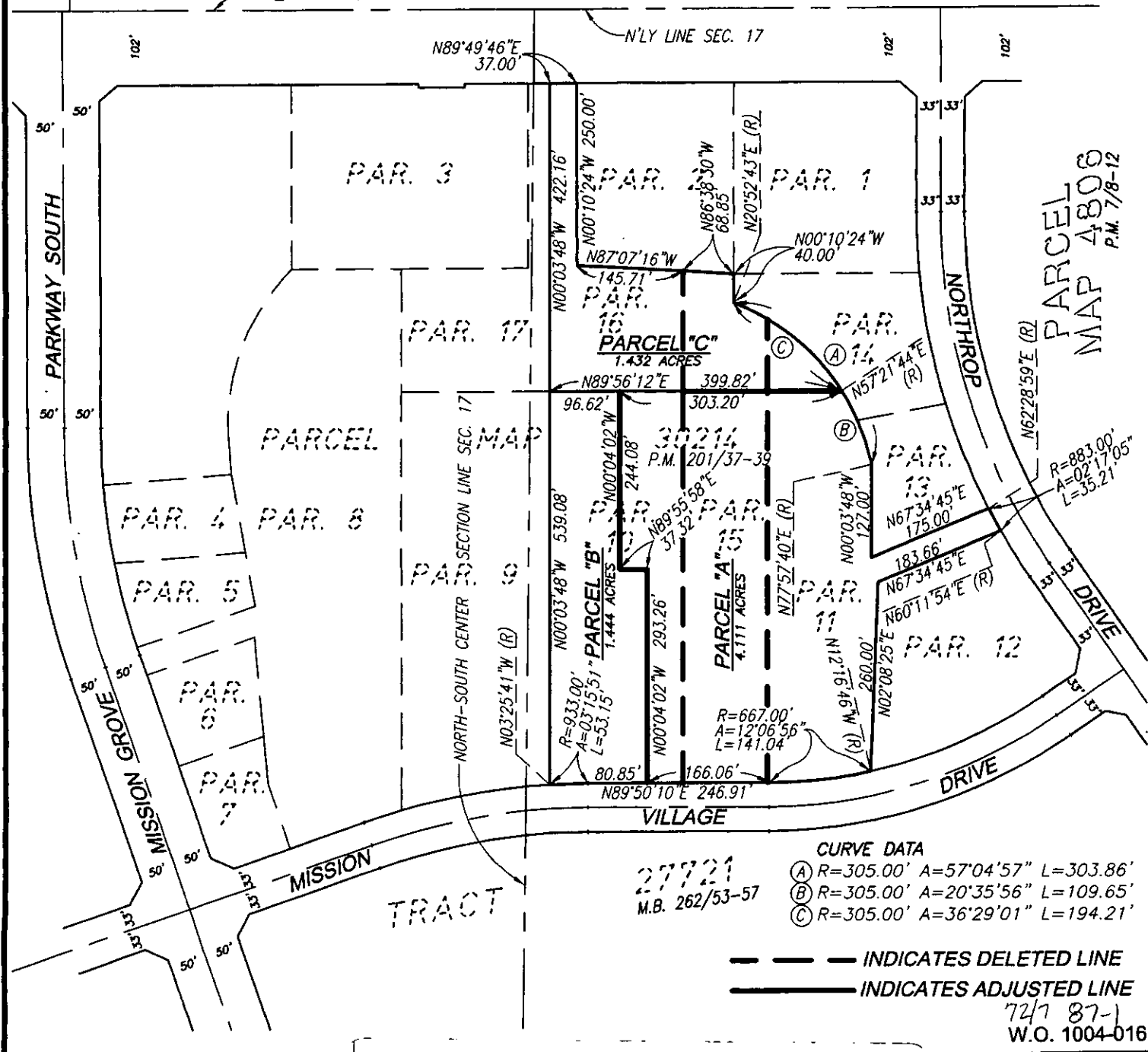


OWNER:
MISSION VILLAGE SHOPPING CENTER, L.P.
1875 Century Park East, Suite 1350
Los Angeles, CA 90067

ASSESSOR'S PARCEL No.
265-570-030 (Portion)

MISSION GROVE
PARKWAY NORTH

ALESSANDRO BOULEVARD



CURVE DATA

(A)	R=305.00'	A=57°04'57"	L=303.86'
(B)	R=305.00'	A=20°35'56"	L=109.65'
(C)	R=305.00'	A=36°29'01"	L=194.21'

--- INDICATES DELETED LINE
— INDICATES ADJUSTED LINE
721 87-1
W.O. 1004-016



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