

Recording requested by:

LandAmerica

8911375-11

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION

DOC # 2005-0133865

02/18/2005 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



And when recorded, mail to:

SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

| M | S | U | PAGE | SIZE | DA   | PCOR | NOCOR  | SMF  | MISC. |
|---|---|---|------|------|------|------|--------|------|-------|
|   | 1 |   | 10   |      |      |      |        |      |       |
|   |   |   |      |      |      |      |        |      | Ⓟ     |
| A | R | L |      |      | COPY | LONG | REFUND | NCHG | EXAM  |

Project: P05-0009

APN: 276-370-017-5; 008-7; 022-9; 024-1

Address: 483 Alessandro Blvd

TRA: 009

LL- P05-0009



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): METRO VILLAGE SHOPPING CENTER, 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 THREE 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 parcels 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 2-10-09  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside }

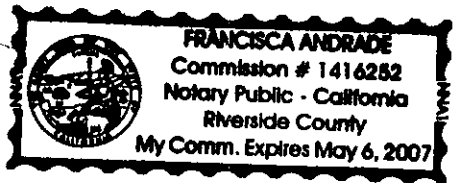
ss

On 2-10-05, 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:

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



**Cnty Engineering Group, Inc.**

CIVIL ENGINEERING      PLANNING      SURVEYING

www.cntyeng.com

February 8, 2005

W.O. 1004-016

**EXHIBIT "A"**

**ADMINISTRATIVE LOT LINE ADJUSTMENT No. P05-0009**

Parcel Map 30214 -- Regional Properties

**PARCEL "A"**

Parcel 8 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.

**TOGETHER WITH** the Westerly 44.00 feet of Parcel 17 of said Parcel Map 30214.

The above described parcel of land contains 4.041 acres, more or less.

**PARCEL "B"**

Parcel 17 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.

**EXCEPTING THEREFROM** the Westerly 44.00 feet of said Parcel 17.

**ALSO EXCEPTING THEREFROM** that portion of said Parcel 17 described as follows:

Beginning at the Southeast corner of said Parcel 17;

Thence the following four (4) courses along the Easterly, Northerly and Westerly lines of said Parcel 17:

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

S.89°49'46"W., a distance of 20.30 feet;

S.89°50'17"W., a distance of 5.70 feet;

S.00°10'24"E., a distance of 253.15 feet to an angle point therein, also being the Southeast corner of Parcel 3 of said Parcel Map 30214;

Thence N.89°50'17"E. along the Easterly prolongation of the Northerly line of said Parcel 17, a distance of 15.56 feet to a line parallel with and 9.95 feet Westerly, measured at right angles from the Easterly line of said Parcel 17;

Thence S.00°03'48"E. along said parallel line, a distance of 168.99 feet to the Southerly line of said Parcel 17;

Thence N.89°56'12"E. along said Southerly line, a distance of 9.95 feet to the point of beginning.

The above described parcel of land contains 0.574 acres, more or less.

**PARCEL "C"**

That portion of Parcels 10, 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, being Parcel "B" of Lot Line Adjustment No. P04-0040, recorded March 10, 2004 as instrument no. 167086, Official Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Parcel 10, also being 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 50°04'32", an arc length of 266.56 feet (the initial radial line bears N.20°52'43"E.) to a line parallel with and 65.00 feet Southerly, measured at right angles from the Northerly line of said Parcel 10 and its Easterly prolongation thereof;

Thence S.89°56'12"W. along said parallel line, a distance of 334.59 feet to the Westerly line of Parcel "A" of Lot Line Adjustment No. 034-023, recorded February 18, 2003 as instrument no. 110291, Official Records of Riverside County, California;

Thence N.00°04'02"W. along said Westerly line, a distance of 65.00 feet to the Northwest corner of said Parcel "A", said corner being on the Northerly line of said Parcel 10;

Thence S.89°56'12"W. along the Northerly line of said Parcel 10, a distance of 96.62 feet to the point of beginning.

**TOGETHER WITH** that portion of Parcel 17 of said Parcel Map 30214, described as follows:

Beginning at the Southeast corner of said Parcel 17;

Thence the following four (4) courses along the Easterly, Northerly and Westerly lines of said Parcel 17:

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

S.89°49'46"W., a distance of 20.30 feet;

S.89°50'17"W., a distance of 5.70 feet;

S.00°10'24"E., a distance of 253.15 feet to an angle point therein, also being the Southeast corner of Parcel 3 of said Parcel Map 30214;

Thence N.89°50'17"E. along the Easterly prolongation of the Northerly line of said Parcel 17, a distance of 15.56 feet to a line parallel with and 9.95 feet Westerly, measured at right angles from the Easterly line of said Parcel 17;

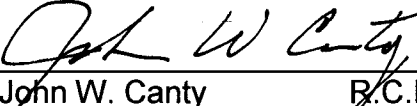
Thence S.00°03'48"E. along said parallel line, a distance of 168.99 feet to the Southerly line of said Parcel 17;

Thence N.89°56'12"E. along said Southerly line, a distance of 9.95 feet to the point of beginning.

The above described parcel of land contains 2.098 acres, more or less.

**CANTY ENGINEERING GROUP, INC.**

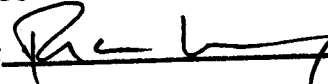
Prepared under the supervision of:

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

Feb. 9, 2005  
Date



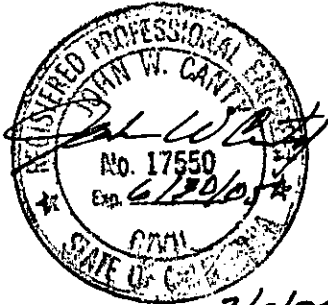
**DESCRIPTION APPROVAL:**

BY:  FEB 10, 05  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

# ADMINISTRATIVE LOT LINE ADJUSTMENT No. P05-0009

PARCELS 8, 10, 11 & 15 THROUGH 17 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.



### COURSE DATA

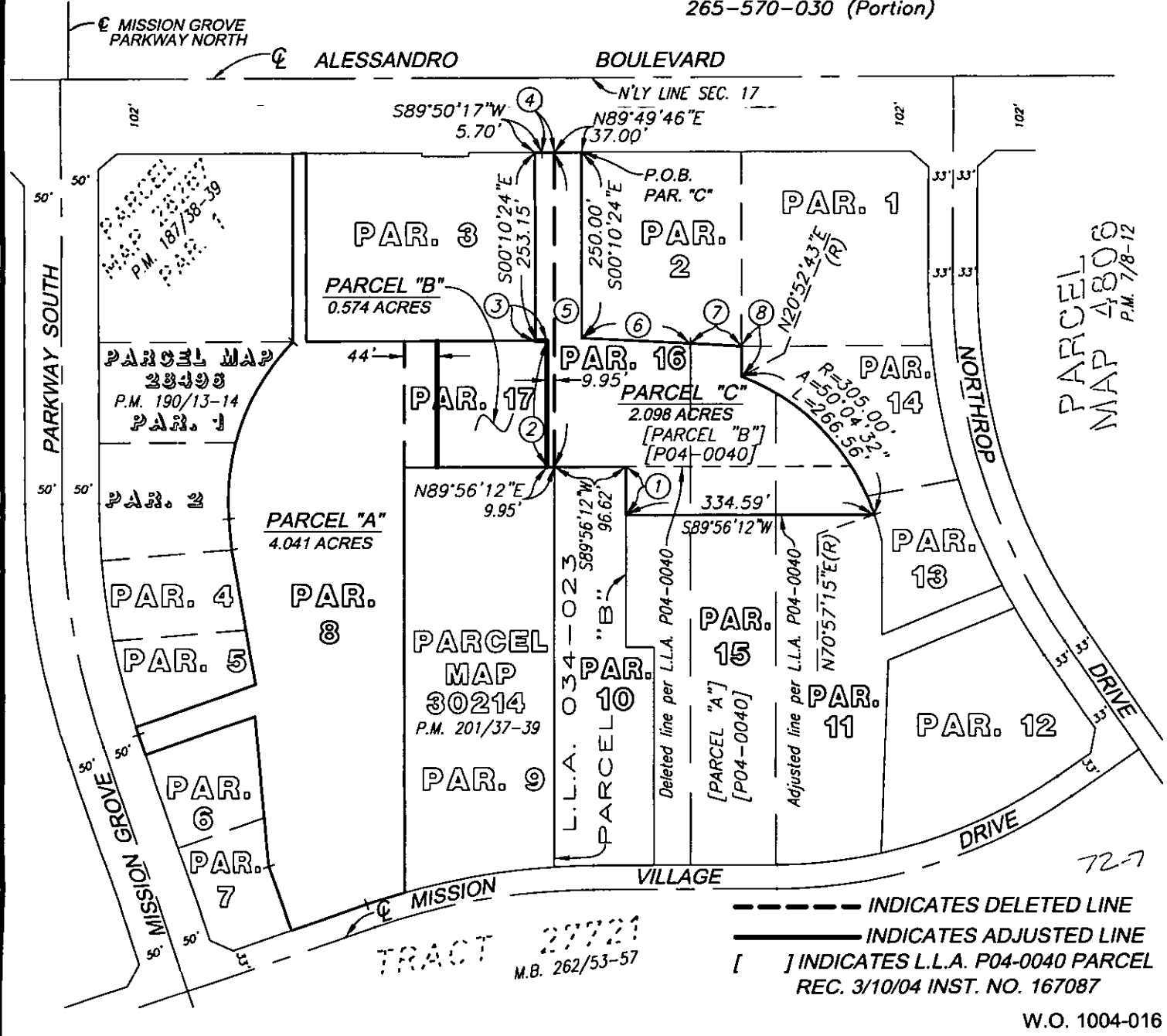
- ① N00°04'02"W 65.00'
- ② S00°03'48"E 168.99'
- ③ N89°50'17"E 15.56'
- ④ S89°49'46"W 20.30'
- ⑤ N00°03'48"W 422.16'
- ⑥ S87°07'16"E 145.71'
- ⑦ S86°38'30"E 68.85'
- ⑧ S00°10'24"E 40.00'

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2010 Iowa Avenue, Suite 110  
Riverside, CA 92507  
(951) 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)

SCALE: 1"=200'



W.O. 1004-016

LL-P05-0009