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Project: LLA P06-0445

APN: 138-120-009

Address: La Sierra Ave/Indiana Ave

DOC # 2007-0071431 01/31/2007 08:00A Fee:43.00 Page 1 of 13 Recorded in Official Records County of Riverside Larry W. Ward



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CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

Property Owner: RIVERWALK VISTA, 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 FOUR 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

PRINCIPAL PLANNER

DATE

GENERAL ACKNOWLEDGEMENT OPTIONAL SECTION State of California CAPACITY CLAIMED BY SIGNER County of liverside () Attorney-in-fact () Corporate Officer(s) an 26, 2007, before me Francisca Andrada Title Title a Notary Public in and for said State, personally appeared: () Guardian/Conservator () Individual(s) () Trustee(s) () Other \square personally known to me –OR \square proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the () Partner(s) within instrument and acknowledged to () General me that he/she/they executed the () Limited his/her/their in authorized capacity.(lest); and that by his/her/their FRANCISCA ANDRADE signature(s) on the instrument the The party(ies) executing this Commission # 1416252 person(s), or the entity upon behalf of document is/are representing: Notary Public - California which the person(s) acted, executed **Riverside County** My Comm. Expires May 6, 2007 the instrument. WITNESS my hand and official seal.

Signature



2007-0071431 01/31/2007 08:00A 2 of 13



EXHIBIT "A" ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0445

PARCEL "A"

All of Lots 11, 29, Lot "D" (Warren Street), Lot "F", and a portion of Lots 9, 10, 12, 14, 17 through 29, Lot "C" (Lowell Street) and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence S.33°37'19"E. along the centerline of said La Sierra Avenue (Taylor Street), a distance of 821.14 feet:

Thence N.56°22'41"E., a distance of 67.00 feet to the Northeasterly line of La Sierra Avenue as conveyed to the City of Riverside by Grant of Easement, recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California, being the Point of Beginning of the parcel of land to be described;

Thence continuing N.56°22'41"E., a distance of 41.82 feet;

Thence N.37°55'23"W., a distance of 54.56 feet;

Thence N.52°04'37"E., a distance of 73.00 feet;

Thence S.37°55'23"E., a distance of 3.00 feet;

Thence N.52°04'37"E., a distance of 62.60 feet;

Thence S.77°55'02"E., a distance of 19.58 feet;

Thence N.56°05'02"E., a distance of 41.90 feet;

Thence N.33°54'58"W., a distance of 20.60 feet;

Thence N.56°05'02"E., a distance of 28.00 feet;

Thence N.03°50'25"E., a distance of 29.07 feet;

Thence N.58°04'54"E., a distance of 84.54 feet;

Thence S.76°55'06"E., a distance of 26.87 feet;

Thence S.31°55'06"E., a distance of 83.67 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 226.00 feet, through an angle of 14°37'55", an arc length of 57.71 feet;

Thence S.46°33'01"E., a distance of 185.70 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 208.00 feet, through an angle of 40°33'25", an arc length of 147.23 feet;

Thence S.87°06'26"E., a distance of 304.45 feet;

Thence Easterly on a curve concave Northerly, having a radius of 1646.00 feet, through an angle of 09°20'34", an arc length of 268.40 feet to a point of compound curvature:

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 328.00 feet, through an angle of 68°24'50", an arc length of 391.65 feet (the initial radial line bears S.06°27'00"E.);

Thence N.57°08'29"E., a distance of 25.43 feet;

Thence S.80°51'12"E., a distance of 98.93 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 126.00 feet, through an angle of 05°35'11", an arc length of 12.29 feet;

Thence S.36°13'01"E., a distance of 26.49 feet;

Thence S.81°51'59"E., a distance of 28.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 14°09'01", an arc length of 111.14 feet (the initial radial line bears S.81°51'59"E.);

Thence N.06°01'00"W., a distance of 150.94 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 422.00 feet, through an angle of 55°05'36", an arc length of 405.78 feet;

Thence N.61°06'36"W., a distance of 385.87 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 35°36'29", an arc length of 279.67 feet;

Thence S.06°43'05"E., a distance of 28.00 feet;

Thence S.74°21'25"W., a distance of 49.36 feet;

Thence S.46°53'18"W., a distance of 59.25 feet;

Thence S.34°30'39"W., a distance of 18.99 feet;

Thence S.83°33'50"W., a distance of 2.76 feet;

Thence S.32°31'13"W., a distance of 40.17 feet;

Thence S.15°19'07"W., a distance of 28.48 feet;

Thence S.04°11'22"W., a distance of 70.07 feet;

Thence S.33°28'41"W., a distance of 96.60 feet;

Thence S.31°44'51"W., a distance of 142.65 feet;

Thence S.27°02'14"W., a distance of 106.50 feet;

Thence S.62°29'31"W., a distance of 34.69 feet;

Thence S.46°34'13"W., a distance of 39.46 feet;

Thence S.27°31'37"W., a distance of 103.95 feet;

Thence S.00°13'19"W., a distance of 92.87 feet;

Thence S.20°15'29"E., a distance of 23.79 feet;

Thence S.40°44'16"E., a distance of 106.06 feet;

Thence S.49°15'44"W., a distance of 22.70 feet;

Thence N.46°33'01"W., a distance of 87.77 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 178.00 feet, through an angle of 14°37'55", an arc length of 45.46 feet;

Thence N.31°55'06"W., a distance of 2.59 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;

Thence N.17°02'33"W., a distance of 60.78 feet;

Thence Northwesterly and Southwesterly on a curve concave Southwesterly, having a radius of 65.00 feet, through an angle of 119°45'06", an arc length of 135.85 feet:

Thence S.43°12'21"W., a distance of 60.78 feet;

Thence Southwesterly on a curve concave Northwesterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;

Thence S.58°04'54"W., a distance of 1.31 feet;

Thence N.73°05'19"W., a distance of 34.63 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 322.00 feet, through an angle of 07°07'54", an arc length of 40.08 feet (the initial radial line bears N.65°44'28"E.);

Thence S.58°36'34"W., a distance of 44.00 feet;

Thence N.31°23'26"W., a distance of 0.74 feet;

Thence S.58°19'19"W., a distance of 44.51 feet;

Thence S.31°40'41"E., a distance of 33.00 feet;

Thence S.58°19'19"W., a distance of 77.00 feet;

Thence N.31°40'41"W., a distance of 36.00 feet;

Thence S.58°19'19"W., a distance of 94.62 feet to the Northeasterly line of said La Sierra Avenue as conveyed to the City of Riverside by Grant of Easement;

Thence Southeasterly along said Northeasterly line on a non-tangent curve concave Northeasterly, having a radius of 2990.00 feet, through an angle of 02°57'18", an arc length of 154.21 feet (the initial radial line bears S.59°19'59"W.);

Thence S.33°37'19"E. continuing along said Northeasterly line, a distance of 60.62 feet to the point of beginning.

The above described parcel of land contains 23.294 acres, more or less.

PARCEL "B"

That portion of Lots 2, 3, 4, 10, 24, 25, 27, 28 and Lot "A" (Drexel Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence N.56°21'41"E. along the centerline of said Indiana Avenue, a distance of 688.29 feet:

Thence S.33°38'19"E., a distance of 60.00 feet to the Southeasterly line of Indiana Avenue as conveyed to the City of Riverside by Grant of Easement, recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California, being the Point of Beginning of the parcel of land to be described;

Thence continuing S.33°38'19"E., a distance of 90.30 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 175.00 feet, through an angle of 58°09'10", an arc length of 177.62 feet;

Thence N.88°12'31"E., a distance of 73.26 feet;

Thence Easterly on a curve concave Northerly, having a radius of 200.00 feet, through an angle of 24°33'50", an arc length of 85.74 feet;

Thence N.63°38'41"E., a distance of 237.38 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 19°38'14", an arc length of 154.23 feet;

Thence S.06°43'05"E., a distance of 28.00 feet;

Thence S.74°21'25"W., a distance of 49.36 feet;

Thence S.46°53'18"W., a distance of 59.25 feet;

Thence S.34°30'39"W., a distance of 18.99 feet;

Thence S.83°33'50"W., a distance of 2.76 feet;

Thence S.32°31'13"W., a distance of 40.17 feet;

Thence S.15°19'07"W., a distance of 28.48 feet;

Thence S.04°11'22"W., a distance of 70.07 feet;

Thence S.33°28'41"W., a distance of 96.60 feet;

Thence S.31°44'51"W., a distance of 142.65 feet;

Thence S.27°02'14"W., a distance of 106.50 feet;

Thence S.62°29'31"W., a distance of 34.69 feet;

Thence S.46°34'13"W., a distance of 39.46 feet;

Thence S.27°31'37"W., a distance of 103.95 feet;

Thence S.00°13'19"W., a distance of 92.87 feet;

Thence S.20°15'29"E., a distance of 23.79 feet;

Thence S.40°44'16"E., a distance of 106.06 feet;

Thence S.49°15'44"W., a distance of 22.70 feet;

Thence N.46°33'01"W., a distance of 87.77 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 178.00 feet, through an angle of 14°37'55", an arc length of 45.46 feet;

Thence N.31°55'06"W., a distance of 2.59 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;

Thence N.17°02'33"W., a distance of 60.78 feet;

Thence Northwesterly and Southwesterly on a curve concave Southwesterly, having a radius of 65.00 feet, through an angle of 119°45'06", an arc length of 135.85 feet:

Thence S.43°12'21"W., a distance of 60.78 feet;

Thence Southwesterly on a curve concave Northwesterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;

Thence S.58°04'54"W., a distance of 1.31 feet;

Thence N.73°05'19"W., a distance of 34.63 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 322.00 feet, through an angle of 00°55'19", an arc length of 5.18 feet (the initial radial line bears N.65°44'28"E.);

Thence N.58°19'19"E., a distance of 199.48 feet;

Thence N.31°40'41"W., a distance of 41.00 feet;

Thence N.58°19'19"E., a distance of 110.00 feet;

Thence N.31°40'41"W., a distance of 312.68 feet;

Thence S.56°21'04"W., a distance of 1.77 feet;

Thence N.33°38'56"W., a distance of 46.17 feet;

Thence S.56°21'04"W., a distance of 33.50 feet;

Thence N.33°38'56"W., a distance of 204.93 feet to the Southeasterly line of said Indiana Avenue as conveyed to the City of Riverside by said Grant of Easement;

Thence N.56°21'41"E. along said Southeasterly line, a distance of 74.82 feet to the point of beginning.

The above described parcel of land contains 4.428 acres, more or less.



PARCEL "C"

That portion of Lots 1, 2, 25, 26 and 27 of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence N.56°21'41"E. along the centerline of said Indiana Avenue, a distance of 688.29 feet;

Thence S.33°38'19"E., a distance of 60.00 feet to the Southeasterly line of Indiana Avenue as conveyed to the City of Riverside by Grant of Easement, recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California;

Thence S.56°21'41"W. along said Southeasterly line, a distance of 74.82 feet to the Point of Beginning of the parcel of land to be described;

Thence S.33°38'56"E., a distance of 204.93 feet;

Thence N.56°21'04"E., a distance of 33.50 feet;

Thence S.33°38'56"E., a distance of 46.17 feet;

Thence N.56°21'04"E., a distance of 1.77 feet;

Thence S.31°40'41"E., a distance of 312.68 feet;

Thence S.58°19'19"W., a distance of 110.00 feet;

Thence S.31°40'41"E., a distance of 41.00 feet;

Thence S.58°19'19"W., a distance of 199.48 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 322.00 feet, through an angle of 06°12'35", an arc length of 34.90 feet (the initial radial line bears N.64°49'09"E.);

Thence S.58°36'34"W., a distance of 44.00 feet;

Thence N.31°23'26"W., a distance of 0.74 feet;

Thence S.58°19'19"W., a distance of 44.51 feet;

Thence S.31°40'41"E., a distance of 33.00 feet;

Thence S.58°19'19"W., a distance of 77.00 feet;

Thence N.31°40'41"W., a distance of 36.00 feet;

Thence S.58°19'19"W., a distance of 94.62 feet to the Northeasterly line of La Sierra Avenue as conveyed to the City of Riverside by said Grant of Easement;

Thence the following five (5) courses along said Northeasterly line:

Northwesterly on a non-tangent curve concave Northeasterly, having a radius of 2990.00 feet, through an angle of 00°39'38", an arc length of 34.47 feet (the initial radial line bears S.59°19'59"W.);

N.30°00'23"W., a distance of 254.33 feet;

Northwesterly on a curve concave Southwesterly, having a radius of 1010.00 feet, through an angle of 03°36'56", an arc length of 63.73 feet;

N.33°37'19"W., a distance of 168.04 feet;

N.11°22'10"E., a distance of 37.39 feet to the Southeasterly line of said Indiana Avenue as conveyed to the City of Riverside by said Grant of Easement;

Thence N.56°21'41"E. along said Southeasterly line, a distance of 496.05 feet to the point of beginning.

The above described parcel of land contains 7.230 acres, more or less.

PARCEL "D"

Lots 1 through 29, Lot "A" (Drexel Street), Lot "B" (Valley View Street), Lot "C" (Lowell Street), Lot "D" (Warren Street), Lot "E" (Richland Street) and Lot "F" of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;

Thence S.33°37'19"E. along the centerline of said La Sierra Avenue (Taylor

Street), a distance of 821.14 feet:

Thence N.56°22'41"E., a distance of 67.00 feet to the Northeasterly line of La Sierra Avenue as conveyed to the City of Riverside by Grant of Easement, recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California;

Thence continuing N.56°22'41"E., a distance of 41.82 feet;

Thence N.37°55'23"W., a distance of 54.56 feet;

Thence N.52°04'37"E., a distance of 73.00 feet;

Thence S.37°55'23"E., a distance of 3.00 feet;

Thence N.52°04'37"E., a distance of 62.60 feet;

Thence S.77°55'02"E., a distance of 19.58 feet;

Thence N.56°05'02"E., a distance of 41.90 feet;

Thence N.33°54'58"W., a distance of 20.60 feet;

Thence N.56°05'02"E., a distance of 28.00 feet;

Thence N.03°50'25"E., a distance of 29.07 feet;

Thence N.58°04'54"E., a distance of 84.54 feet;

Thence S.76°55'06"E., a distance of 26.87 feet;

Thence S.31°55'06"E., a distance of 83.67 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 226.00 feet, through an angle of 14°37'55", an arc length of 57.71 feet;

Thence S.46°33'01"E., a distance of 185.70 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 208.00 feet, through an angle of 40°33'25", an arc length of 147.23 feet;

Thence S.87°06'26"E., a distance of 304.45 feet;

Thence Easterly on a curve concave Northerly, having a radius of 1646.00 feet, through an angle of 09°20'34", an arc length of 268.40 feet to a point of compound curvature:

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 328.00 feet, through an angle of 68°24'50", an arc length of 391.65 feet (the initial radial line bears S.06°27'00"E.);

Thence N.57°08'29"E., a distance of 25.43 feet;

Thence S.80°51'12"E., a distance of 98.93 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 126.00 feet, through an angle of 05°35'11", an arc length of 12.29 feet;

Thence S.36°13'01"E., a distance of 26.49 feet;

Thence S.81°51'59"E., a distance of 28.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 14°09'01", an arc length of 111.14 feet (the initial radial line bears S.81°51'59"E.);

Thence N.06°01'00"W., a distance of 150.94 feet:

Thence Northwesterly on a curve concave Southwesterly, having a radius of 422.00 feet, through an angle of 55°05'36", an arc length of 405.78 feet;

Thence N.61°06'36"W., a distance of 385.87 feet:

Thence Northwesterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 55°14'43", an arc length of 433.90 feet;

Thence S.63°38'41"W., a distance of 237.38 feet;

Thence Westerly on a curve concave Northerly, having a radius of 200.00 feet, through an angle of 24°33'50", an arc length of 85.74 feet;

Thence S.88°12'31"W., a distance of 73.26 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 175.00 feet, through an angle of 58°09'10", an arc length of 177.62 feet;

Thence N.33°38'19"W., a distance of 150.30 feet to the centerline of said Indiana Avenue

Thence S.56°21'41"W. along the centerline of said Indiana Avenue, a distance of 688.29 to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying Northwesterly of the Southeasterly line of Indiana Avenue as conveyed to the City of Riverside, by Deed recorded October 30, 1987 as inst. no. 314036, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion of Indiana Avenue and La Sierra Avenue as conveyed to the City of Riverside, by Grant of Easement recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion of said Lot "B" (Valley View Street), being Vallejo Avenue as accepted by Resolution No. 13064, recorded April 11, 1977 as inst. no. 60984, Official Records of Riverside County, California.

The above described parcel of land contains 34.039 acres, more or less.

PSOMAS

Prepared under the direction of:

Perea

P.L.S. 6199

W.O. 1104-007

PAUL A. PERE

Bap. 3.31.08

No. 6199

DESCRIPTION APPROVAL:

FOR: MARK S. BROWN CITY SURVEYOR

SHEET 7 OF 7







