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

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**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: U.C.R. Research Park Parcel  
APN: 257-030-020  
Address: 1201 Research Park Drive

**CO-15-0792**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California  
public corporation**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCELS DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

**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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A**

CO-15-0792

PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Rafael Guzman  
Director  
Community & Economic Development Department

By: Edward A. White 6.14.16  
Edward A. White Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On June 14<sup>th</sup>, 2016, before me, Lisa Andresen,

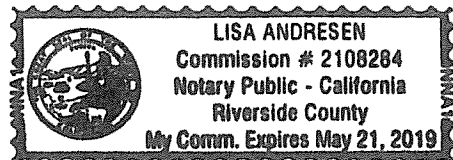
notary public, personally appeared, Edward A. White

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lisa Andresen, Notary Public  
Notary Signature



CO - P15 - 0792

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: U.C.R. Research Park Parcel  
APN: 257-030-020  
Address: 1201 Research Park Drive

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel A**

That portion of Parcel 11 of Parcel Map No. 29161, as shown by map on file in Book 195, Pages 20 through 22 of Parcel Maps, Records of Riverside County, California, described as follows:

**BEGINNING** at the Northwestern corner of said Parcel 11, being the intersection point of the Southeasterly line of the Gage Canal and the Southerly line of Columbia Avenue (Lot "A") as shown by said Parcel Map No. 29161;

THENCE South 26°23'04" West, along the Northwestern line of said Parcel 11, also being the Southeasterly line of the Gage Canal, a distance of 242.03 feet;

THENCE South 63°36'56" East, a distance of 133.75 feet;

THENCE South 26°23'04" West, a distance of 99.62 feet;

THENCE South 63°36'56" East, a distance of 124.00 feet;

THENCE North 26°23'04" East, a distance of 101.45 feet;

THENCE South 84°01'58" East, a distance of 66.24 feet, to the Easterly line of Said Parcel 11, also being the Westerly line of Research Park Drive (Lot "B") as shown by said Parcel Map No. 29161 and to the beginning of a non-tangent curve concave Northwesternly and having a radius of 470.00 feet, the radial line to the beginning of said curve bears South 80°07'40" East;

THENCE Northerly to the left along said curve an arc length of 81.13 feet, through a central angle of 09°53'27";

THENCE North 00°01'07" West, continuing along said Easterly and Westerly lines a distance of 228.95 feet, to an angle point therein;

THENCE North 36°33'01" West, continuing along said Easterly and Westerly lines a distance of 33.60 feet, to the most Northerly corner of said Parcel 11, being a point on said southerly line Columbia Avenue (Lot "A");

THENCE South 89°58'41" West, along the Northerly line of said Parcel 11, also being along said Southerly line, a distance of 176.91 feet to the **POINT OF BEGINNING**.

The above described parcel on land contains 2.02 acres, more or less

**PARCEL B**

That portion of Parcel 11 of Parcel Map No. 29161, as shown by map on file in Book 195, Pages 20 through 22 of Parcel Maps, Records of Riverside County, California, described as follows:

**COMMENCING** at the Northwesterly corner of said Parcel 11, being the intersection point of the Southeasterly line of the Gage Canal and the Southerly line of Columbia Avenue (Lot "A") as shown by said Parcel Map No. 29161;

THENCE South 26°23'04" West, along the Northwesterly line of said Parcel 11, also being the Southeasterly line of the Gage Canal, a distance of 242.03 feet, to the **POINT OF BEGINNING**;

THENCE South 63°36'56" East, a distance of 133.75 feet;

THENCE South 26°23'04" West, a distance of 99.62 feet;

THENCE South 63°36'56" East, a distance of 124.00 feet;

THENCE North 26°23'04" East, a distance of 101.45 feet;

THENCE South 84°01'58" East, a distance of 66.24 feet, to the Easterly line of Said Parcel 11, also being the Westerly line of Research Park Drive (Lot "B") as shown by said Parcel Map No. 29161 and to the beginning of a non-tangent curve concave Northwesterly and having a radius of 470.00 feet, the radial line to the beginning of said curve bears South 80°07'40" East;

THENCE Southerly to the right along said curve an arc length of 200.87 feet, through a central angle of 24°29'12";

THENCE South 34°21'32" West, continuing along said Easterly and Westerly lines a distance of 76.13 feet, to the most Southerly corner of said Parcel 11;

THENCE North 55°38'28" West, along the Southwesterly of said Parcel 11, a distance of 327.27 feet, to the most Westerly corner of said Parcel 11, being a point in said southeasterly line of the Gage Canal;

THENCE North 26°23'04" East, along the Northwesterly line of said Parcel 11, also being along said Southeasterly line, a distance of 203.85 feet to the **POINT OF BEGINNING**.

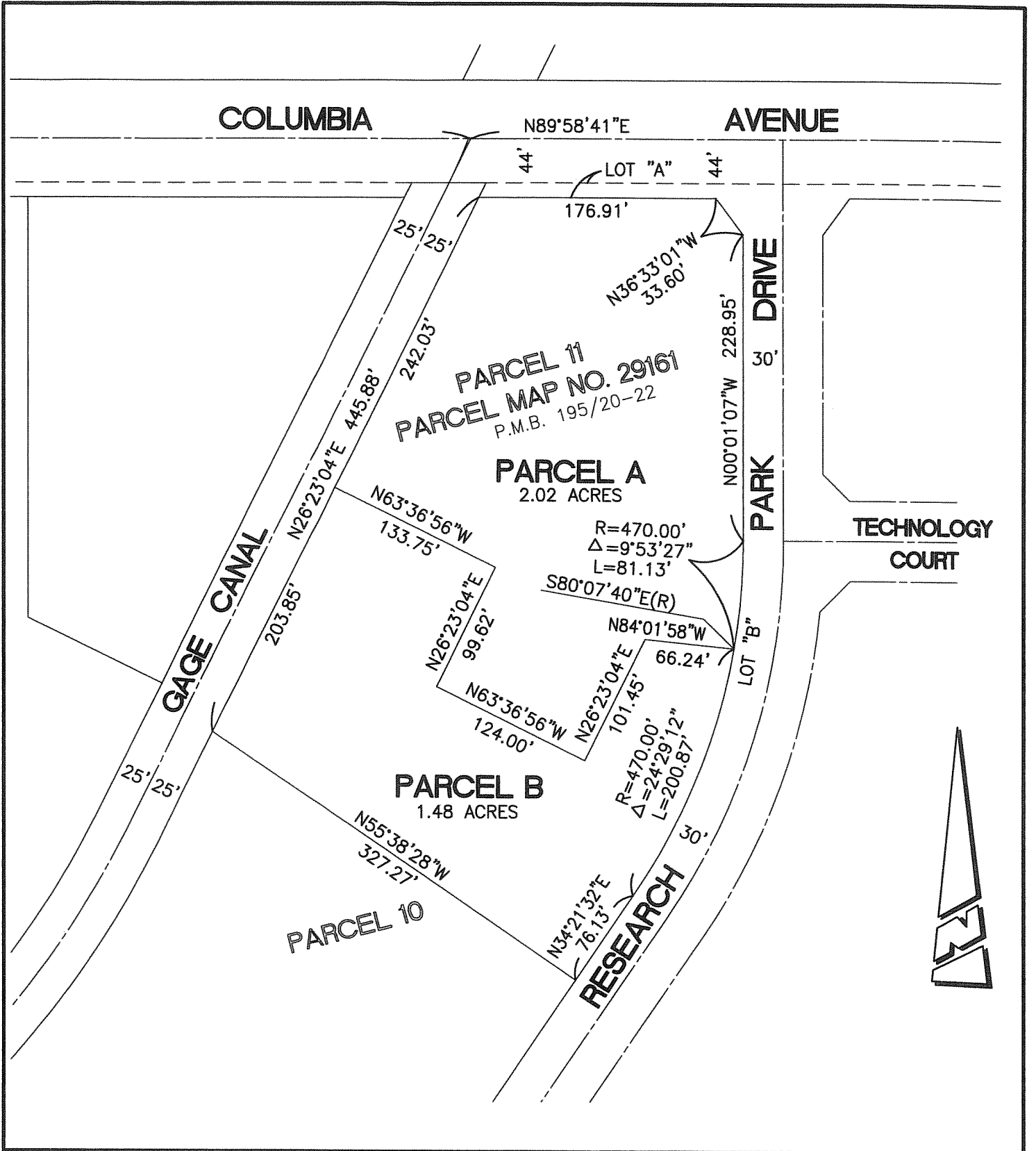
The above described parcel on land contains 1.48 acres, more or less

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens      6/14/16      Prep.      (Signature)  
Curtis C. Stephens, L.S. 7519      Date





• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 1

SCALE: 1"=100'    DRAWN BY: CURT    DATE: 5/4/16    SUBJECT: CO-P15-0792    1201 RESEARCH PARK DRIVE

CO-P15-0792