

Recording requested by:
City of Riverside

155580

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

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

APR 22 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$



FREE RECORDING GOVT CODE \$6103

FOR RECORDER'S OFFICE USE ONLY

Project: U.P. DEPOT
PARCELS A & B

LL-001-978

CITY OF RIVERSIDE
CORRECTED CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): LEE RIVERSIDE GROUP 1, 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 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, 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.

This Certificate of Compliance is being recorded to correct the property description of the Certificates of Compliance recorded November 18, 1997, as Instrument Nos. 422914 and 422915, both Official Records of Riverside County, California.

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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 4-21-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On APRIL 21, 1998, before me JANIS LOWRY
(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.

Janis Lowry
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

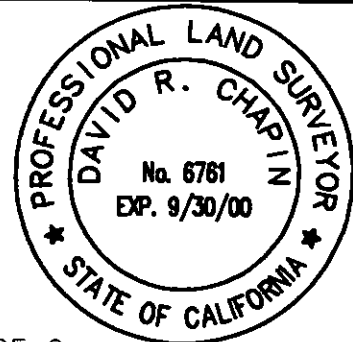
The party(ies) executing this document is/are representing:

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

LOT LINE ADJUSTMENT LL-001-978
CITY OF RIVERSIDE



BEING THOSE PORTIONS OF LOTS 1,2,6 AND 7 OF BLOCK 7, IN RANGE 2 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF MISSION INN AVENUE (FORMALLY SEVENTH STREET) 99 FEET WIDE; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 6 AND 7, N 61° 04' 23" W 80.40 FEET; THENCE S 28° 52' 18" W 298.96 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE EIGHT STREET UNDERPASS DESCRIBED AS DEED RECORDED MAY 27, 1959 AS INSTRUMENT NO. 45717 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE, ALONG SAID NORTHERLY LINE S 67° 20' 02" E 80.88 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING IN THE WESTERLY LINE OF VINE STREET, 66 FEET WIDE; THENCE, ALONG SAID EASTERLY LINE OF LOT 1 AND THE EASTERLY LINE OF LOT 6 N 28° 52' 18" E 290.15 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING IN THE WESTERLY LINE OF VINE STREET 66 FEET WIDE; THENCE, ALONG THE WESTERLY LINE OF SAID LOT 1 AND 6, S 28° 52' 18" W 139.57 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING S 28° 52' 18" W 150.58 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE EIGHT STREET UNDERPASS DESCRIBED AS DEED RECORDED MAY 27, 1959 AS INSTRUMENT NO. 45717 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N 67° 20' 02" W 9.08 FEET; THENCE N 32° 40' 52" E 135.86 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING IN THE WESTERLY LINE OF VINE STREET 66 FEET WIDE; THENCE, ALONG THE WESTERLY LINE OF SAID LOT 6, S 28° 52' 18" W 16.00 FEET; THENCE, N 27° 24' 00" W 28.85 FEET A POINT IN THE SOUTHERLY LINE OF MISSION INN AVENUE (FORMALLY SEVENTH STREET) 99 FEET WIDE; THENCE S 61° 04' 23" E 24.00 FEET TO THE POINT OF BEGINNING.

DCi ENGINEERING

LAND SURVEYING & CIVIL ENGINEERING
5130 E. LA PALMA AVENUE
SUITE 205
ANAHEIM HILLS, CA. 92807
(714) 779-3828 FAX (714) 779-3829

PREPARED UNDER THE SUPERVISION OF :

LS 6761

PARCEL A
LOT LINE ADJUSTMENT
LL-001-978
LEGAL DESCRIPTION

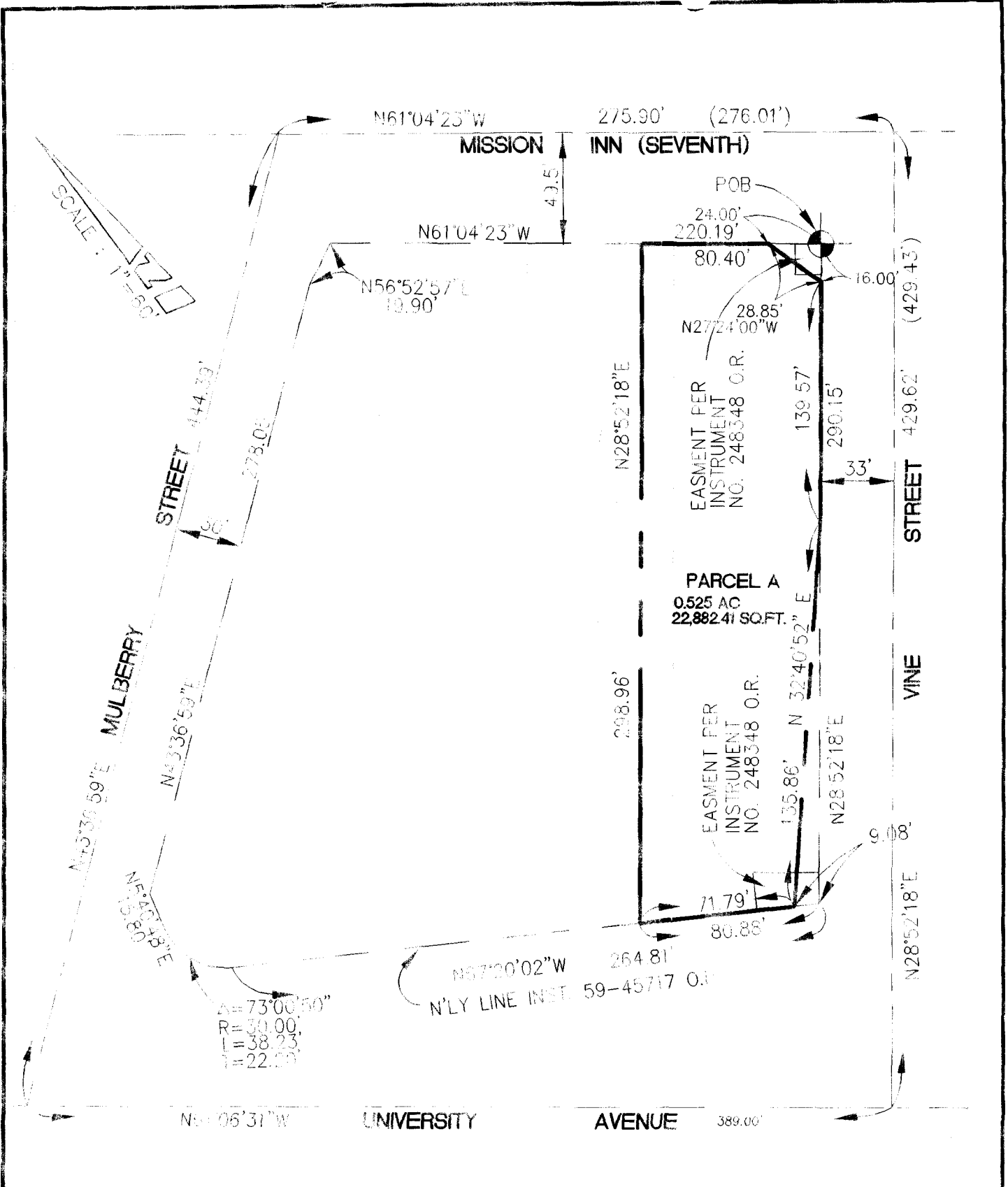
DRAWN BY: JDF

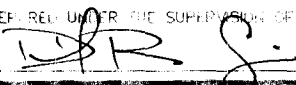
CHECKED BY: DRC

DATE: 8-27-97

J.N. 9706

LL-001-978 (A+B)
LL-001-978 (A+B)
LL-001-978 (A+B) -
LL-001-978 (A+B)



DCi ENGINEERING
 LAND SURVEYING & CIVIL ENGINEERING
 513 E. LA PALMA AVENUE
 SUITE 205
 ANAHEIM HILLS, CA 92807
 (714) 770-3828 FAX (714) 779-3829
 PREPARED UNDER THE SUPERVISION OF:

 LS 6761

PARCEL A
 LOT LINE ADJUSTMENT
 LL-001-978
 SKETCH TO ACCOMPANY EXHIBIT A
 LEGAL DESCRIPTION ATTACHED
 HERE TO.

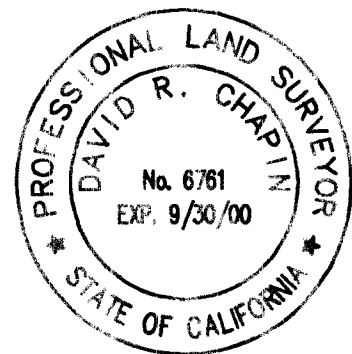
DRAWN BY: JDF
 CHECKED BY: DRG
 DATE: 8-27-97
 P.L. 9706

EXHIBIT A

LEGAL DESCRIPTION

PARCEL B

LOT LINE ADJUSTMENT LL-001-978
CITY OF RIVERSIDE



BEING THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF BLOCK 7, IN RANGE 2 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 6 OF SAID MAP, SAID POINT ALSO BEING IN THE WESTERLY LINE OF VINE STREET 66 FEET WIDE; THENCE, ALONG THE EASTERLY LINE OF SAID LOTS 6 AND 1, S 28° 52' 18" W 290.15 FEET TO A POINT IN THE NORTHEASTERLY LINE OF DEED RECORDED MAY 27, 1959 AS INSTRUMENT NO. 45717 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE, ALONG SAID NORTHERLY LINE N 67° 20' 02" W 80.88 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING ALONG SAID NORTHERLY LINE N 67° 20' 02" W 183.94 FEET TO THE BEGINNING OF CURVE, TANGENT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 00' 50" AN ARC DISTANCE OF 38.23 FEET; THENCE N 5° 40' 48" E 15.80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF RELOCATED MULBERRY STREET AS DESCRIBED IN A DEED RECORDED MAY 27, 1959 AS INSTRUMENT NO. 45717; THENCE ALONG SAID SOUTHEASTERLY LINE N 43° 36' 59" E 114.60 FEET; THENCE S 61° 04' 23" E 190.74 FEET; THENCE S28° 52' 18" W 123.28 FEET TO THE TRUE POINT OF BEGINNING.

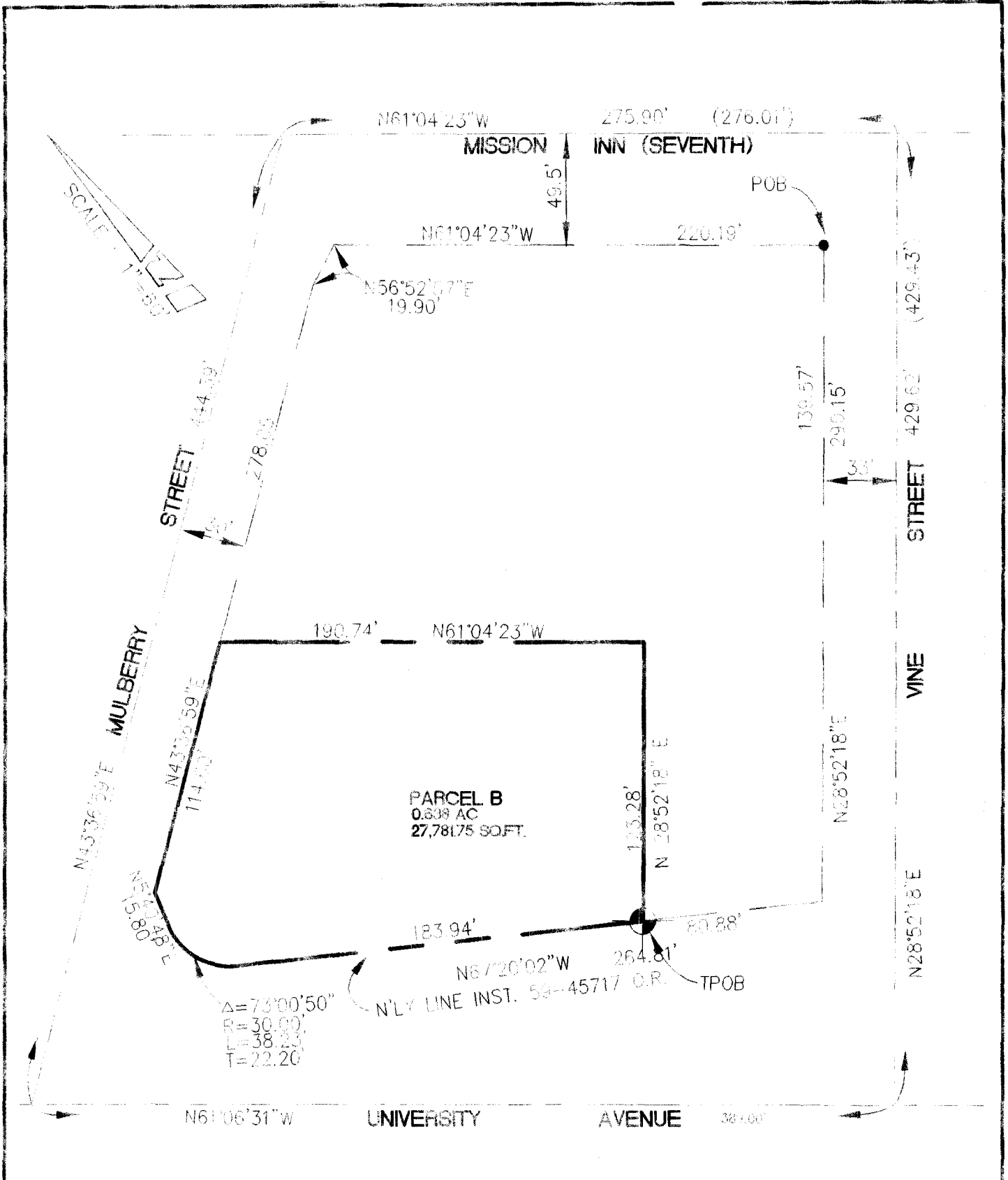
DCI ENGINEERING
LAND SURVEYING & CIVIL ENGINEERING
6130 E. LA PALMA AVENUE
SUITE 205
ANAHEIM HILLS, CA. 92807
(714) 779-3828 FAX (714) 779-3829

PARCEL B
LOT LINE ADJUSTMENT
LL-001-978
LEGAL DESCRIPTION.

DRAWN BY: JDF
CHECKED BY: DRC
DATE: 8-27-97
J.N. 9706

PREPARED UNDER THE SUPERVISION OF

LS 6761



DCI ENGINEERING

LAND SURVEYING & CIVIL ENGINEERING
5130 E. LA PALMA AVENUE
SUITE 205
ARAHUIM HILLS, CA 92807
(714) 779-3828 FAX (714) 779-3829

PREPARED UNDER THE SUPERVISION OF:

[Signature]

LS 6761

PARCEL B
LOT LINE ADJUSTMENT
LL-001-978
SKETCH TO ACCOMPANY EXHIBIT A
LEGAL DESCRIPTION ATTACHED
HERE TO.

DRAWN BY:	JDF
CHECKED BY:	DRC
DATE:	8-27-97
J.N.	9706

Recording requested by:
City of Riverside

155581

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

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

APR 22 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____



FREE RECORDING GOVT CODE §6103

FOR RECORDER'S OFFICE USE ONLY

Project: U.P. DEPOT
PARCEL C

LL-001-978

CITY OF RIVERSIDE
CORRECTED CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CAFE SEVILLA OF RIVERSIDE, INC., a California, corporation.

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, 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.

This Certificate of Compliance is being recorded to correct the property description of the Certificate of Compliance recorded November 18, 1997, as Instrument Nos. 422916, Official Records of Riverside County, California.

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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 4-21-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

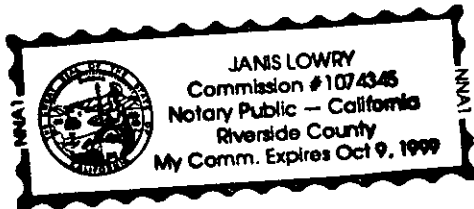
State of California }
County of RIVERSIDE } ss

On APRIL 21, 1998, before me JANIS LOWRY
(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.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator

- () Individual(s)

- () Trustee(s)

- () Other

- () Partner(s)

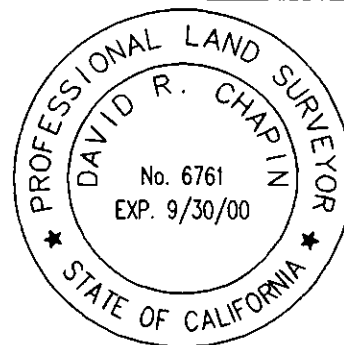
- () General

- () Limited

The party(ies) executing this document is/are representing:

EXHIBIT A

LEGAL DESCRIPTION

PARCEL CLOT LINE ADJUSTMENT LL-001-978
CITY OF RIVERSIDE

BEING THOSE PORTIONS OF LOTS 2, 3, 4, 5, 7, 8 AND 9 OF BLOCK 7, IN RANGE 2 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP FILED IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 6 OF SAID MAP, SAID POINT ALSO BEING IN THE NORTHERLY LINE OF MISSION INN AVENUE (FORMLY SEVENTH STREET) 99 FEET WIDE; THENCE, ALONG THE NORTHERLY LINE OF SAID LOTS 6 AND 7, N 61° 04' 23" W 80.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE, S 28° 52' 18" W 175.70 FEET; THENCE N 61° 04' 23" W 190.74 FEET TO A POINT IN THE NORTHEASTERLY LINE AS DESCRIBED IN DEED RECORDED MAY 27, 1959 AS INSTRUMENT NO. 45717 SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF RELOCATED MULBERRY STREET; THENCE ALONG SAID NORTHEASTERLY LINE N 43° 36' 59" E 163.45 FEET; THENCE N 56° 52' 57" E 19.90 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID MISSION INN AVENUE; THENCE S 61° 04' 23" E 139.79 FEET TO THE TRUE POINT OF BEGINNING.

DCi ENGINEERING

LAND SURVEYING & CIVIL ENGINEERING

5130 E. LA PALMA AVENUE

ANAHEIM HILLS, CA. 92807

(714) 779-3828 FAX (714) 779-3829

PREPARED UNDER THE SUPERVISION OF :

A handwritten signature in black ink, appearing to read "D.R. Chapin".

LS 6761

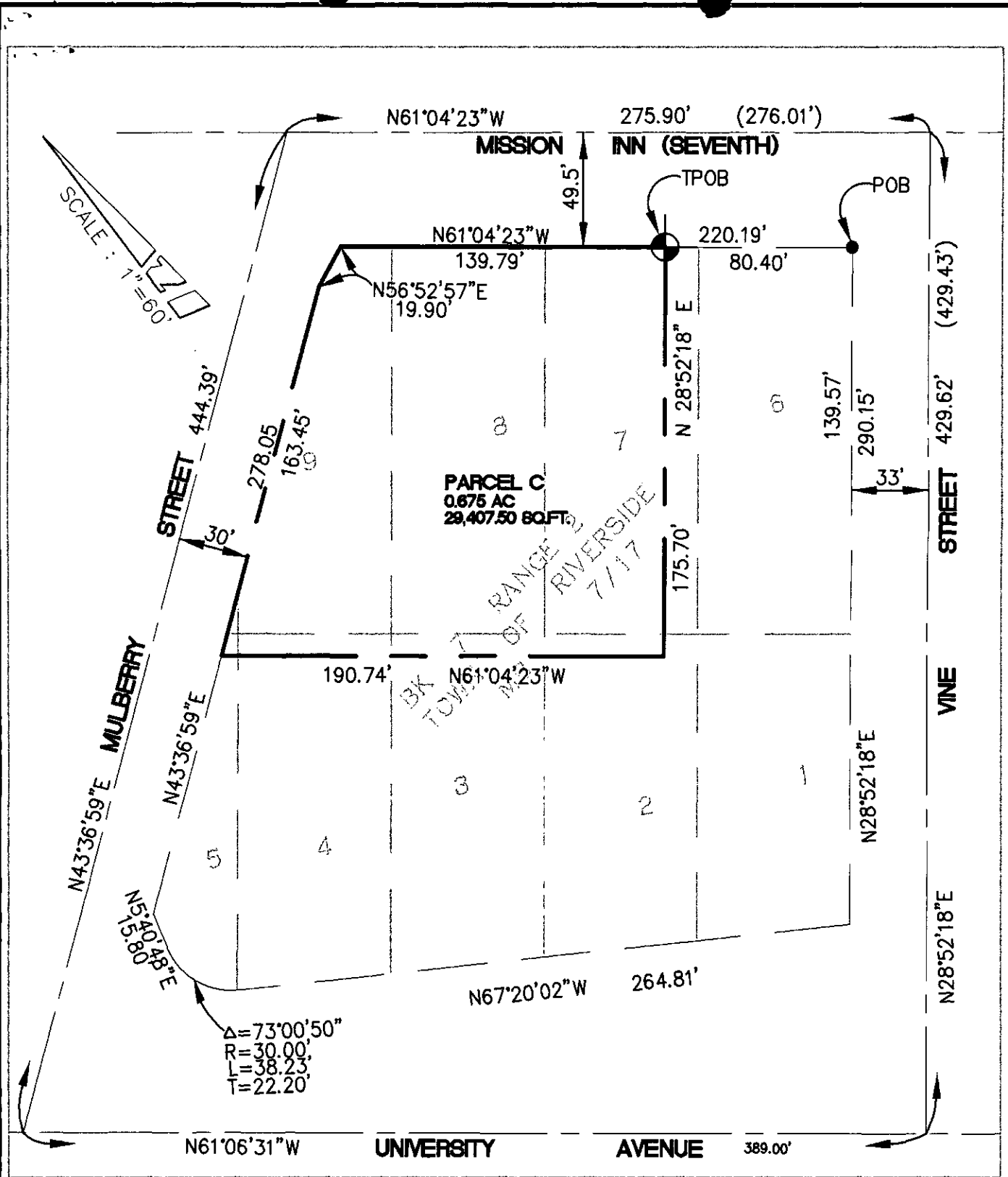
PARCEL C
LOT LINE ADJUSTMENT
LL-001-978
LEGAL DESCRIPTION.

DRAWN BY: JDF

CHECKED BY: DRC

DATE: 8-27-97

J.N. 9706



DCi ENGINEERING
 LAND SURVEYING & CIVIL ENGINEERING
 5130 E. LA PALMA AVENUE
 SUITE 205
 ANAHEIM HILLS, CA. 92807
 (714) 779-3828 FAX (714) 779-3829

PARCEL C
 LOT LINE ADJUSTMENT
 LL-001-978
 SKETCH TO ACCOMPANY EXHIBIT A
 LEGAL DESCRIPTION ATTACHED
 HERE TO.

DRAWN BY: JDF
 CHECKED BY: DRC
 DATE: 8-27-97
 J.N. 9706

PREPARED UNDER THE SUPERVISION OF :
 LS 6761

LL-001-978 (C)