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460625

Recording requested by:
STEWART TITLE OF CALIFORNIA-INLAND EMPIRE DIV.
COMMERCIAL DEPT. - ORDER: 5-11-132253

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

DOCUMENTARY TRANSFER TAX = \$0.00

DEC 16 1997

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

Recorded in Official Records
of Riverside County, California

Recorder 18
Fees \$ 18

FOR RECORDERS OFFICE USE ONLY

18
4
N

Project: **University Village**
APN 250-250-019 (009-064)
(City-Riverside)

LL-009-978



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RIVERSIDE CAMPUS FEDERAL CREDIT UNION**

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, 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 12-1-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

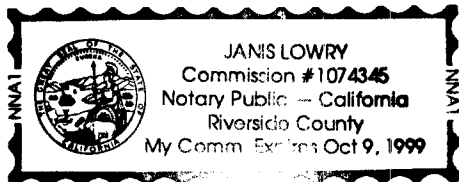
On December 1, 1997, before me Janis Lowry
(date) (name)

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

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:

Mail to:
RIVERSIDE CAMPUS FEDERAL CREDIT UNION
3595 Canyon Crest Drive
Riverside, CA. 92507

LL009978.FCU

EXHIBIT "A"

LEGAL DESCRIPTIONS

PARCEL "C"

Those portions of Parcels "B" and "C", as shown on Certificate of Compliance, as recorded on April 23, 1996 as Instrument Number 145780, Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

COMMENCING at the Northeasterly corner of Parcel "A" of said Certificate of Compliance, said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;

THENCE, along State Highway sideline and the Northeasterly line of said Parcels "A" and "B", South 39° 03' 24" East, 753.86 feet;

THENCE, South 50° 56' 36" West, 52.64 feet to the TRUE POINT OF BEGINNING;

THENCE, continuing, South 50° 56' 36" West, 90.13 feet;

THENCE, South 21° 53' 02" East, 11.87 feet;

THENCE, South 50° 56' 35" West, 10.64 feet;

THENCE, South 21° 53' 02" East, 7.73 feet;

THENCE, South 70° 07' 20" West, 41.23 feet;

THENCE, North 19° 52' 39" West, 141.81 feet;

THENCE, North 50° 56' 36" East, 98.91 feet;

THENCE, South 39° 03' 24" East, 128.76 feet to the TRUE POINT OF BEGINNING

The above described parcel contains 0.373 acres; more or less.

[Handwritten Signature]

Thomas G. Harrington, L.S. 5441

License Expires 9-30-00

10 - 20 - 97

Date:

644parc.lgl

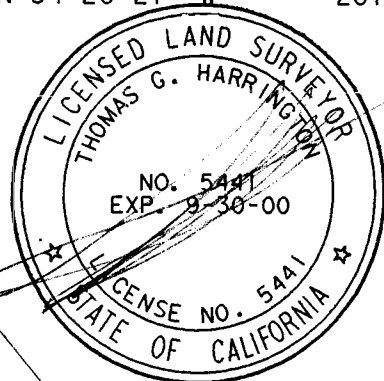
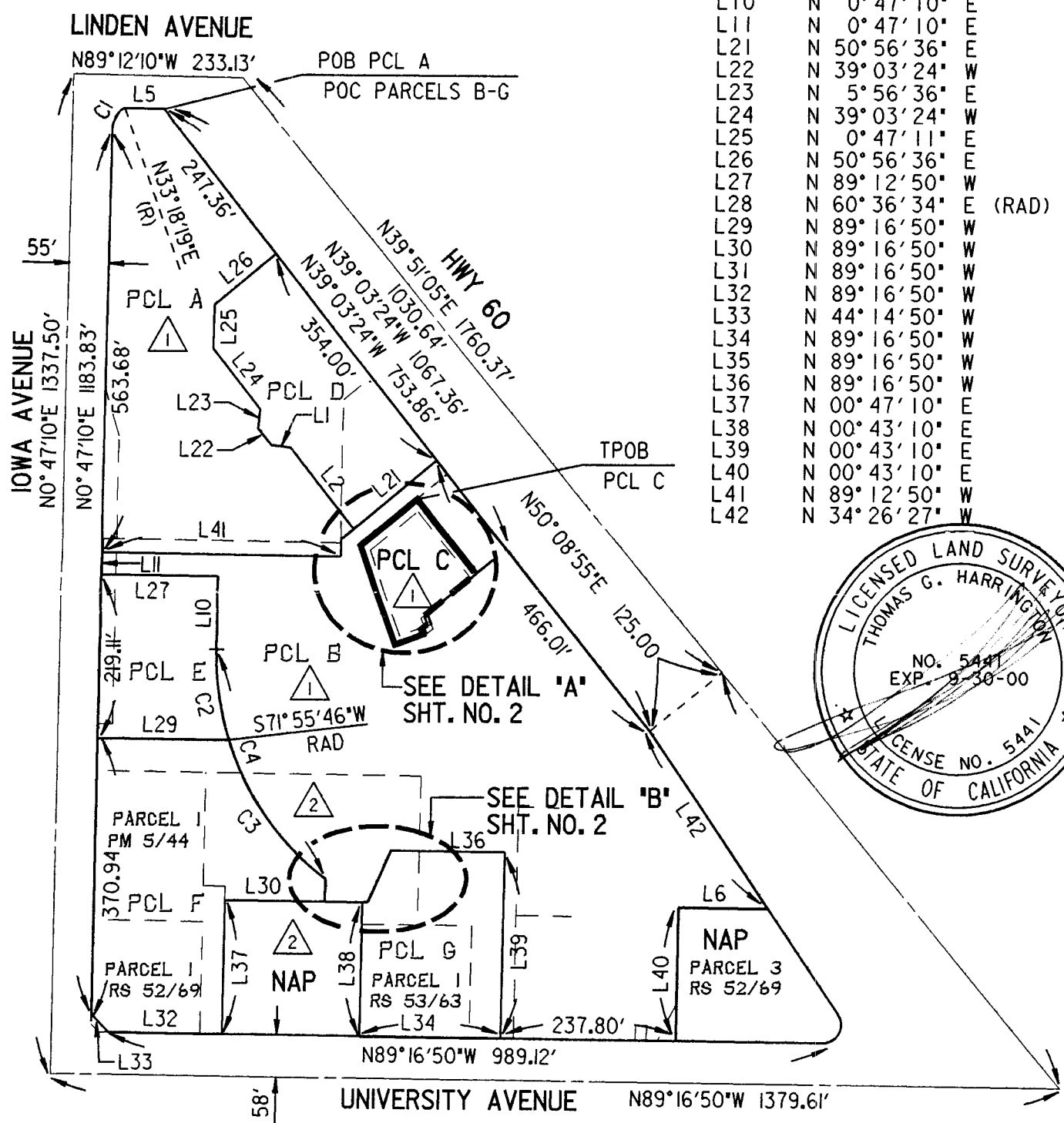


DESCRIPTION APPROVAL 11/17/97

[Handwritten Signature] by WF
SURVEYOR, CITY OF RIVERSIDE

No.	DELTA	RADIUS	LENGTH
C1	55° 54' 32"	34.50	33.66
C2	18° 51' 24"	374.50	123.25
C3	35° 37' 58"	374.50	232.90
C4	54° 29' 22"	374.50	356.16

No.	DIRECTION	DISTANCE
L1	N 84° 03' 24" W	26.05
L2	N 39° 03' 24" W	139.01
L5	N 89° 12' 10" W	55.49
L6	N 89° 16' 50" W	121.40
L10	N 0° 47' 10" E	97.86
L11	N 0° 47' 10" E	30.10
L21	N 50° 56' 36" E	145.25
L22	N 39° 03' 24" W	29.32
L23	N 5° 56' 36" E	26.05
L24	N 39° 03' 24" W	104.25
L25	N 0° 47' 11" E	58.07
L26	N 50° 56' 36" E	108.04
L27	N 89° 12' 50" W	160.43
L28	N 60° 36' 34" E (RAD)	89.41
L29	N 89° 16' 50" W	180.53
L30	N 89° 16' 50" W	137.44
L31	N 89° 16' 50" W	29.61
L32	N 89° 16' 50" W	156.97
L33	N 44° 14' 50" W	32.54
L34	N 89° 16' 50" W	192.20
L35	N 89° 16' 50" W	7.08
L36	N 89° 16' 50" W	154.90
L37	N 00° 47' 10" E	180.00
L38	N 00° 43' 10" E	180.00
L39	N 00° 43' 10" E	249.31
L40	N 00° 43' 10" E	180.00
L41	N 89° 12' 50" W	327.41
L42	N 34° 26' 27" W	287.45



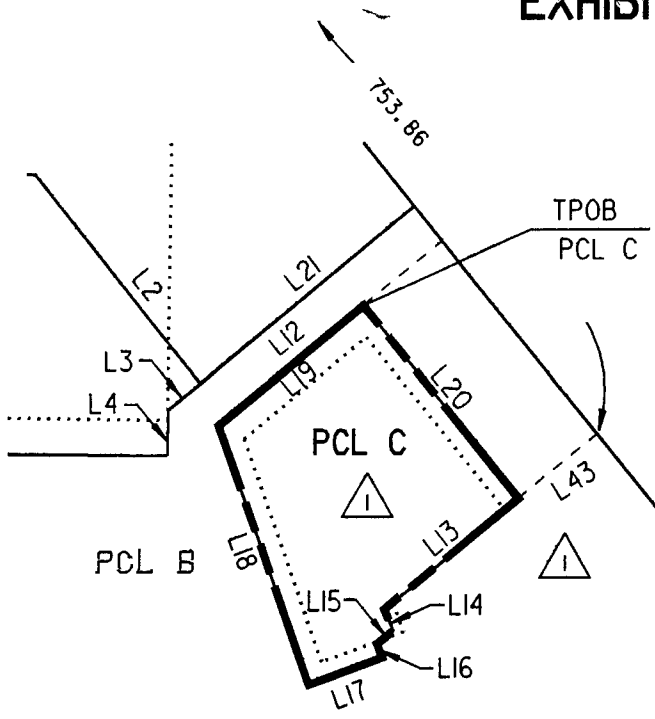
- △ 1 - DENOTES CERTIFICATE OF COMPLIANCE 4-23-96 INST. NO. 145780 FOR PARCELS A, B, & C.
- △ 2 - DENOTES CERTIFICATE OF COMPLIANCE 8-2-96 INST. NO. 292667 FOR PARCEL F-1.

..... - DENOTES OLD PCL LINES.

1"=200'

**UNIVERSITY VILLAGE
PARCEL LINE ADJUSTMENT
PARCEL C**

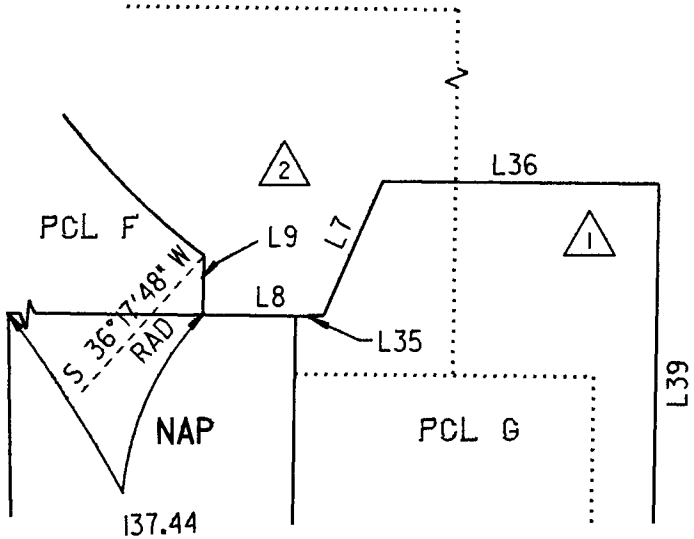
RICK ENGINEERING COMPANY
CIVIL ENGINEERS SURVEYORS PLANNERS
3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507
SCALE 1"=200' DATE JULY 24, 1997



DETAIL NO. A

N.T.S.

No.	DIRECTION	DISTANCE
L2	N 39° 03' 24" W	139.01
L3	N 50° 56' 36" E	22.13
L4	N 0° 47' 10" E	23.28
L7	N 24° 16' 38" E	75.61
L8	N 89° 16' 50" W	58.55
L9	N 0° 43' 10" E	30.00
L12	N 50° 56' 36" E	167.38
L13	N 50° 56' 36" E	90.13
L14	N 21° 53' 02" W	11.87
L15	N 50° 56' 35" E	10.64
L16	N 21° 53' 02" W	7.73
L17	N 70° 07' 20" E	41.23
L18	N 19° 52' 39" W	141.81
L19	N 50° 56' 36" E	98.91
L20	N 39° 03' 24" W	128.76
L21	N 50° 56' 36" E	145.25
L35	N 89° 16' 50" W	7.08
L36	N 89° 16' 50" W	154.90
L39	N 00° 43' 10" E	249.31
L39	N 50° 56' 36" E	52.64



DETAIL NO. B

N.T.S.



UNIVERSITY VILLAGE
 PARCEL LINE ADJUSTMENT
 PARCEL C

RICK ENGINEERING COMPANY
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507
 SCALE N/A DATE JULY 24, 1997

460624

Recording requested by:
STEWART TITLE OF CALIFORNIA-INLAND EMPIRE DIV.
COMMERCIAL DEPT. - ORDER: 5-11-132253

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

DOCUMENTARY TRANSFER TAX = \$0.00

DEC 16 1997

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

Recorded in Official Records
of Riverside County, California

Recorder 32

Fees \$

FOR RECORDERS OFFICE USE ONLY

32/g
AC

Project: **University Village** (009-964)
APN 250-240-014 CITY OF RIVERSIDE
APN 250-250-004;009;015;016;018;021

LL-009-978



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **UNIVERSITY VILLAGE 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, 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 12-1-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

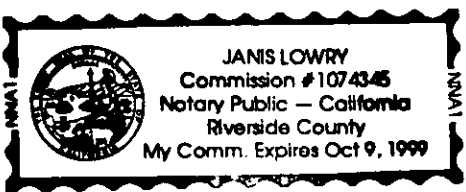
State of California }
County of Riverside } ss

On December 1, 1997 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

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:

Mail to:
UNIVERSITY VILLAGE, LLC
2990 East Colorado Blvd. Suite -105
Pasadena, CA. 91107 ATTN: Michael Keele

LL009978.LLC

EXHIBIT "A"



LEGAL DESCRIPTIONS

PARCEL "A"

Those portions of Parcels "A" and "B", as shown on Certificate of Compliance, as recorded on April 23, 1996 as Instrument Number 145780, Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

BEGINNING at the Northeasterly corner of said Parcel "A", said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;
 THENCE, along said sideline of State Highway and the Northeasterly line of said Parcel "A", South 39° 03' 24" East, 247.36 feet;
 THENCE, South 50° 56' 36" West, 108.04 feet;
 THENCE, South 0° 47' 11" West, 58.07 feet;
 THENCE, South 39° 03' 24" East, 104.25 feet;
 THENCE, South 5° 56' 36" West, 26.05 feet;
 THENCE, South 39° 03' 24" East, 29.32 feet;
 THENCE, South 84° 03' 24" East, 26.05 feet;
 THENCE, South 39° 03' 24" East, 139.01 feet;
 THENCE, South 50° 56' 36" West, 22.13 feet;
 THENCE, South 0° 47' 10" West, 23.28 feet;
 THENCE, North 89° 12' 50" West, 327.41 feet to the Easterly 55.00 foot half-width sideline of Iowa Avenue, as shown on said Certificate of Compliance;
 THENCE, along said sideline of Iowa Avenue, North 0° 47' 10" East, 563.68 feet to the beginning of a tangent 34.50 foot radius curve, concave Southeasterly;
 THENCE, along the arc of said curve, through a central angle of 55° 54' 31", a distance of 33.66 feet to said Southerly sideline of Linden Street;
 THENCE, along said Southerly sideline, South 89° 12' 10" East, 55.49 feet to the POINT OF BEGINNING.

The above described parcel contains 2.746 acres, more or less.

DESCRIPTION APPROVED 11/17/99

 SURVEYOR, CITY OF RIVERSIDE by 



PARCEL "B"

That portion of Parcel "B", as shown on Certificate of Compliance, as recorded on April 23, 1996 as Instrument Number 145780 and that portion of Parcel F-1, as shown on Certificate of Compliance, as recorded on August 2, 1996 as Instrument Number 292667, all Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

COMMENCING at the Northeasterly corner of Parcel "A" of said Certificate of Compliance, recorded as Instrument Number 145780, said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;

THENCE, along said State Highway sideline and the Northeasterly line of said Parcels "A" and "B", South $39^{\circ} 03' 24''$ East, 601.36 feet to the TRUE POINT OF BEGINNING;

THENCE, continuing along said State Highway sideline and said Northeasterly line, South $39^{\circ} 03' 24''$ East, 466.01 feet;

THENCE, continuing along said State Highway sideline and said Northeasterly line, South $34^{\circ} 26' 27''$ East, 287.45 feet, to a point on the Northerly line of Parcel 3, as shown on Record of Survey, as file in Book 52, Page 69 of Record of Surveys, Records of said County;

THENCE, along said Northerly line, North $89^{\circ} 16' 50''$ West, 121.40 feet to the Westerly line of said Parcel 3;

THENCE, along said Westerly line, South $0^{\circ} 43' 10''$ West, 180.00 feet to the Northerly 58.00 foot half-width sideline of University Avenue, as shown on said Parcel Map;

THENCE, along said sideline of University Avenue, North $89^{\circ} 16' 50''$ West, 237.80 feet ;

THENCE, North $0^{\circ} 43' 10''$ East, 249.31 feet;

THENCE, North $89^{\circ} 16' 50''$ West, 154.90 feet;

THENCE, South $24^{\circ} 16' 38''$ West, 75.61 feet;

THENCE, North $89^{\circ} 16' 50''$ West, 58.55 feet;

THENCE, North $0^{\circ} 43' 10''$ East, 30.00 feet to the beginning of a non-tangent 374.50 foot radius curve, concave Easterly, a radial bears South $36^{\circ} 17' 48''$ West;

THENCE, along the arc of said curve, through a central angle of $54^{\circ} 29' 22''$, a distance of 356.16 feet;

THENCE, North $0^{\circ} 47' 10''$ East, 97.86 feet;


THENCE, North $89^{\circ} 12' 50''$ West, 160.43 feet;

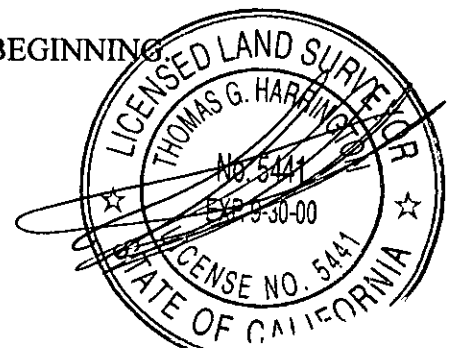
THENCE, North $0^{\circ} 47' 10''$ East, 30.10 feet;

THENCE, South $89^{\circ} 12' 50''$ East, 327.41 feet;

THENCE, North $0^{\circ} 47' 10''$ East, 23.28 feet;

THENCE, North $50^{\circ} 56' 36''$ East, 167.38 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVED 11/MAR

 SURVEYOR, CITY OF RIVERSIDE by WE



LL-009-978

EXCEPTING therefrom those portions of said Parcels "B" and "C" of said Certificate of Compliance, as recorded as Instrument Number 145780, more particularly described as follows:

COMMENCING at said Northeasterly corner of aforesaid Parcel "A";
 THENCE, along said State Highway sideline and said Northeasterly line of said Parcels "A" and "B", South 39° 03' 24" East 753.86 feet;
 THENCE, South 50° 56' 36" West, 52.64 feet to the TRUE POINT OF BEGINNING;
 THENCE, continuing, South 50° 56' 36" West, 90.13 feet;
 THENCE, South 21° 53' 02" East, 11.87 feet;
 THENCE, South 50° 56' 35" West, 10.64 feet;
 THENCE, South 21° 53' 02" East, 7.73 feet;
 THENCE, South 70° 07' 20" West, 41.23 feet;
 THENCE, North 19° 52' 39" West, 141.81 feet;
 THENCE, North 50° 56' 36" East, 98.91 feet;
 THENCE, South 39° 03' 24" East, 128.76 feet to the TRUE POINT OF BEGINNING.

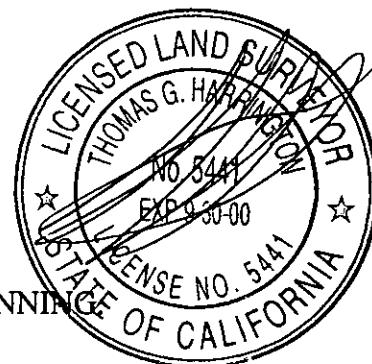
The above described parcel contains 6.665 acres, more or less.

PARCEL "D"

Those portions of Parcels "A" and "B", as shown on Certificate of Compliance, as recorded on April 23, 1996 as Instrument Number 145780, Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

COMMENCING at the Northeasterly corner of said Parcel "A", said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;
 THENCE, along said sideline of State Highway and the Northeasterly line of said Parcel "A", South 39° 03' 24" East, 247.36 feet to the TRUE POINT OF BEGINNING;
 THENCE, continuing along said sideline and said Northeasterly line of said Parcels "A" and "B", South 39° 03' 24" East, 354.00 feet;
 THENCE, South 50° 56' 36" West, 145.25 feet;
 THENCE, North 39° 03' 24" West, 139.01 feet;
 THENCE, North 84° 03' 24" West, 26.05 feet;
 THENCE, North 39° 03' 24" West, 29.32 feet;
 THENCE, North 5° 56' 36" East, 26.05 feet;
 THENCE, North 39° 03' 24" West, 104.25 feet;
 THENCE, North 0° 47' 11" East, 58.07 feet;
 THENCE, North 50° 56' 36" East, 108.04 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1.182 acres; more or less.



DESCRIPTION APPROVAL 11/17/99
 [Signature] by WE
 SURVEYOR, CITY OF RIVERSIDE
 LL-009-978

PARCEL "E"

That portion of Parcel "B", as shown on Certificate of Compliance, as recorded on April 23, 1996 as Instrument Number 145780 and that portion of Parcel F-1, as shown on Certificate of Compliance, as recorded on August 2, 1996 as Instrument Number 292667 and a portion of Parcel 1, as shown on a Parcel Map recorded in Book 5, page 44 of Parcel Maps, all Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

COMMENCING at the Northeasterly corner of Parcel "A" of said Certificate of Compliance recorded as Instrument Number 145780, said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;

THENCE, along said Southerly sideline, North $89^{\circ} 12' 10''$ West, 55.49 feet to the beginning of a non-tangent 34.50 foot radius curve, concave Southeasterly, a radial bears North $33^{\circ} 18' 19''$ West;

THENCE, along the arc of said curve, through a central angle of $55^{\circ} 54' 31''$, a distance of 33.66 feet to the Easterly 55.00 foot half width sideline of Iowa Avenue ;

THENCE, along said sideline of Iowa Avenue, South $0^{\circ} 47' 10''$ West, 593.78 feet to the TRUE POINT OF BEGINNING;

THENCE, South $89^{\circ} 12' 50''$ East, 160.43 feet;

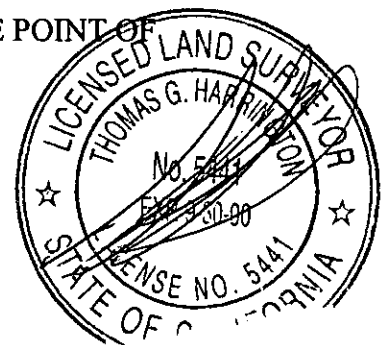
THENCE, South $0^{\circ} 47' 10''$ West, 97.86 feet to the beginning of tangent 374.50 foot radius curve, concave Easterly;

THENCE, along the arc of said curve, through a central angle of $18^{\circ} 51' 24''$, a distance of 123.25 feet;

THENCE, North $89^{\circ} 16' 50''$ West, 180.53 to said Iowa Avenue sideline;

THENCE, along said sideline North $0^{\circ} 47' 10''$ East, 219.11 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 0.825 acres, more or less.

**PARCEL "F"**

All of Parcel 1, as shown on Record of Survey recorded in Book 52, Page 69 of Records of Survey and that portion of Parcel F-1, as shown on Certificate of Compliance, as recorded on August 2, 1996 as Instrument Number 292667 and a portion of Parcel 1, as shown on a Parcel Map recorded in Book 5, page 44 of Parcel Maps, all Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

DESCRIPTION APPROVAL 11/17/97
W.S.P.
 SURVEYOR, CITY OF RIVERSIDE by *WF*

11-009-978


COMMENCING at the Northeasterly corner of Parcel "A", as shown on Certificate of Compliance, as recorded on August 2, 1996 as Instrument Number 145780, said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;
 THENCE, along said Southerly sideline, North 89° 12' 10" West, 55.49 feet to the beginning of a non-tangent 34.50 foot radius curve, concave Southeasterly, a radial bears North 33° 18' 19" West;
 THENCE, along the arc of said curve, through a central angle of 55° 54' 32", a distance of 33.66 feet to the Easterly 55.00 foot half width sideline of Iowa Avenue ;
 THENCE, along said sideline of Iowa Avenue, South 0° 47' 10" West, 812.89 feet to the TRUE POINT OF BEGINNING;
 THENCE, South 89° 16' 50" East 180.53 feet to the beginning of a non-tangent 374.50 foot radius curve, concave Northeasterly, a radial bears South 71° 55' 46" West ;
 THENCE, along the arc of said curve, through a central angle of 35° 37' 58", a distance of 232.90 feet;
 THENCE, South 0° 43' 10" West, 30.00 feet;
 THENCE, North 89° 16' 50" West, 137.44 feet;
 THENCE, South 0° 47' 10" West, 180.00 feet;
 THENCE, North 89° 16' 50" West, 156.97 feet to the Northeasterly line of the land described in Grant of Easement Recorded Map 26, 1995 as Instrument No. 170124, said Riverside County Records ;
 THENCE, along said line North 44° 14' 50" West, 32.54 feet to said Iowa Avenue sideline;
 THENCE, along said sideline North 0° 47' 10" East, 370.94 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1.944 acres, more or less.

PARCEL "G"

All of Parcel 1, as shown on Record of Survey recorded in Book 53, Page 63, of Records of Survey and that portion of Parcel "B", as shown on Certificate of Compliance, as recorded on April 23, 1996 as Instrument Number 145780 and that portion of Parcel F-1, as shown on Certificate of Compliance, as recorded on August 2, 1996 as Instrument Number 292667, all Records of Riverside County, within the City of Riverside, County of Riverside, State of California, and located in Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

COMMENCING at the Northeasterly corner of Parcel "A" of said Certificate of Compliance recorded as Instrument Number 145780, said corner being on the Southerly 44.00 foot half-width sideline of Linden Street and the Southwesterly sideline of State Highway Route 60/215 as shown on said Certificate of Compliance;

DESCRIPTION APPROVED 11/17/97

 SURVEYOR, CITY OF RIVERSIDE by LE

LL-009-978

THENCE, along said State Highway side line and the Northeasterly line of said Parcels "A" and "B", South 39° 03' 24" East, 1067.37 feet;

THENCE, continuing along said State Highway sideline and said Northeasterly line, South 34° 26' 27" East, 287.45 feet, to a point on the Northerly line of Parcel 3, as shown on Record of Survey, as file in Book 52, Page 69 of Record of Surveys, Records of said County;

THENCE, along said Northerly line, North 89° 16' 50" West, 121.40 feet to the Westerly line of said Parcel 3;

THENCE, along said Westerly line, South 0° 43' 10" West, 180.00 feet to the Northerly 58.00 foot half-width sideline of University Avenue, as shown on said Parcel Map;

THENCE, along said sideline of University Avenue, North 89° 16' 50" West, 237.80 feet to the TRUE POINT OF BEGINNING;

THENCE, North 89° 16' 50" West, 192.20 feet;

THENCE, North 0° 43' 10" East, 180.00 feet;

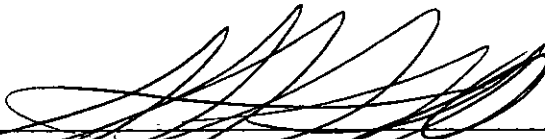
THENCE, South 89° 16' 50" East, 7.08 feet;

THENCE, North 24° 16' 38" East, 75.61 feet;

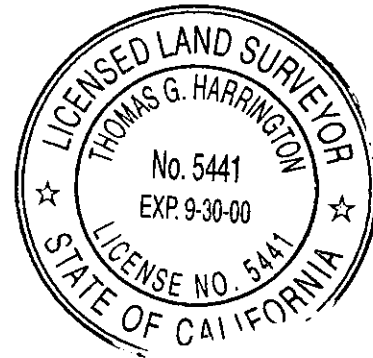
THENCE, South 89° 16' 50" East, 154.90 feet;

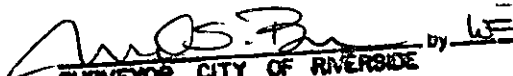
THENCE, South 0° 43' 10" West, 249.31 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1.065 acres, more or less.


Thomas G. Harrington, L.S. 5441
License Expires 9-30-00

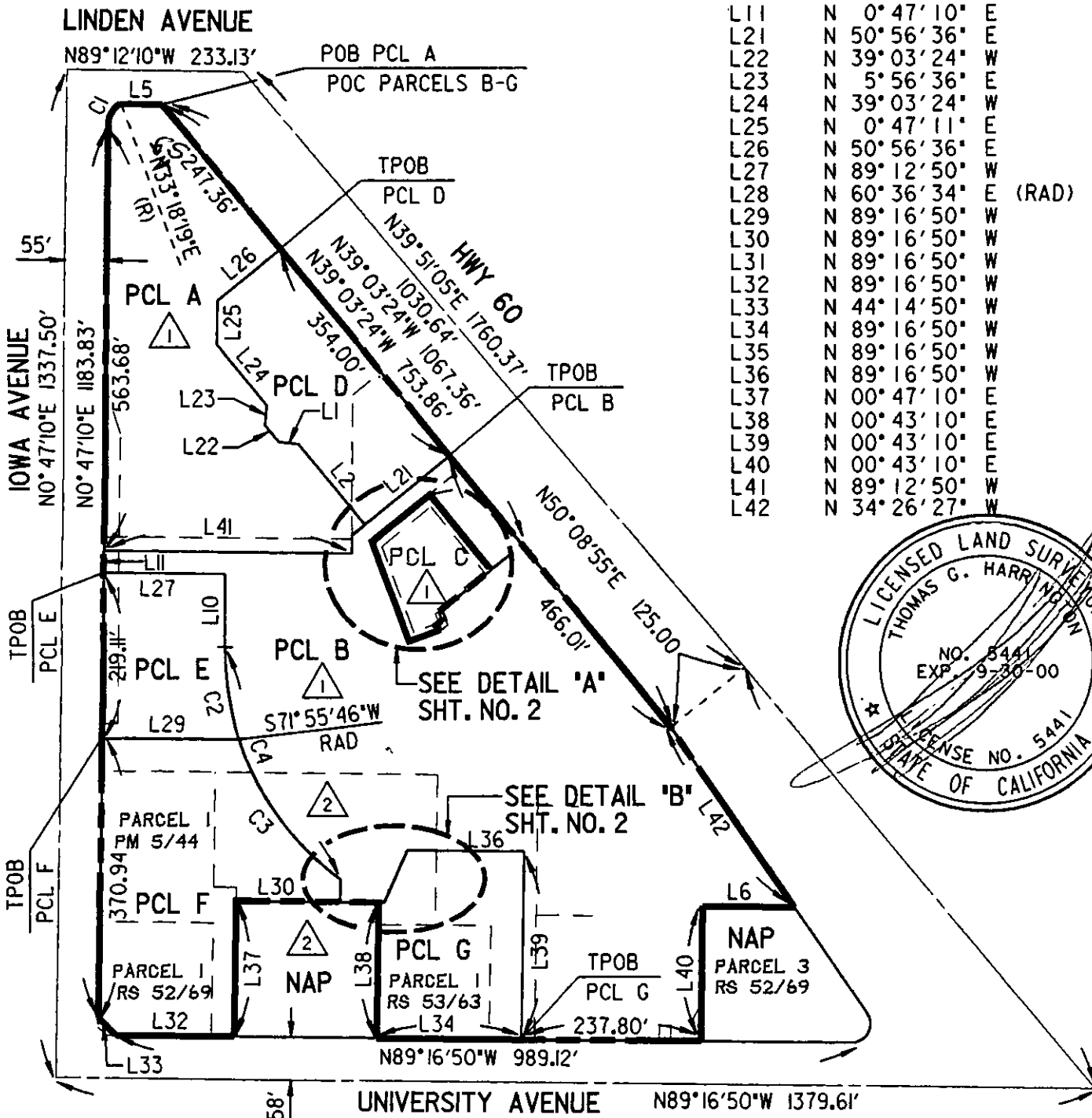
10-20-97
Date:
rev644ll..lgl



11/17/97

SURVEYOR, CITY OF RIVERSIDE

No.	DELTA	RADIUS	LENGTH
C1	55° 54' 32"	34.50	33.66
C2	18° 51' 24"	374.50	123.25
C3	35° 37' 58"	374.50	232.90
C4	54° 29' 22"	374.50	356.16

No.	DIRECTION	DISTANCE
L1	N 84° 03' 24" W	26.05
L2	N 39° 03' 24" W	139.01
L5	N 89° 12' 10" W	55.49
L6	N 89° 16' 50" W	121.40
L10	N 0° 47' 10" E	97.86
L11	N 0° 47' 10" E	30.10
L21	N 50° 56' 36" E	145.25
L22	N 39° 03' 24" W	29.32
L23	N 5° 56' 36" E	26.05
L24	N 39° 03' 24" W	104.25
L25	N 0° 47' 11" E	58.07
L26	N 50° 56' 36" E	108.04
L27	N 89° 12' 50" W	160.43
L28	N 60° 36' 34" E (RAD)	89.41
L29	N 89° 16' 50" W	180.53
L30	N 89° 16' 50" W	137.44
L31	N 89° 16' 50" W	29.61
L32	N 89° 16' 50" W	156.97
L33	N 44° 14' 50" W	32.54
L34	N 89° 16' 50" W	192.20
L35	N 89° 16' 50" W	7.08
L36	N 89° 16' 50" W	154.90
L37	N 00° 47' 10" E	180.00
L38	N 00° 43' 10" E	180.00
L39	N 00° 43' 10" E	249.31
L40	N 00° 43' 10" E	180.00
L41	N 89° 12' 50" W	327.41
L42	N 34° 26' 27" W	287.45



△ 1 - DENOTES CERTIFICATE OF COMPLIANCE 4-23-96 INST. NO. 145780 FOR PARCELS A, B, & C.

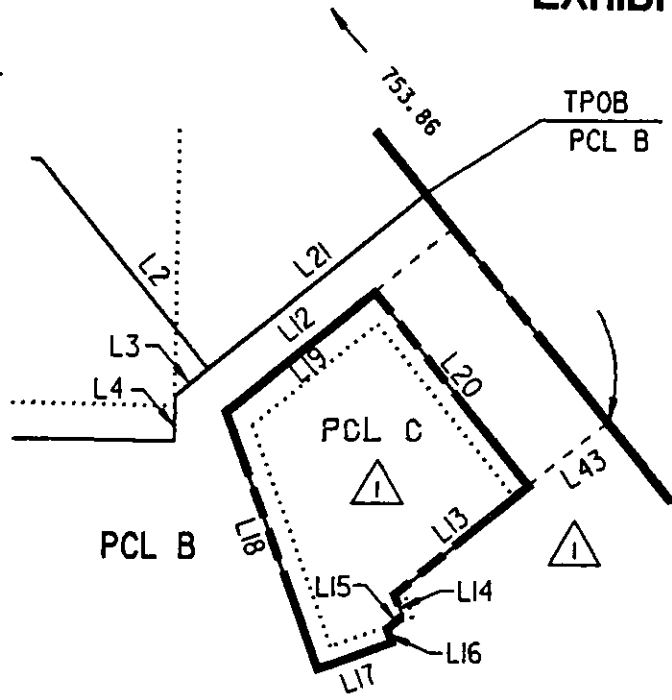
△ 2 - DENOTES CERTIFICATE OF COMPLIANCE 8-2-96 INST. NO. 292667 FOR PARCEL F-1.

..... - DENOTES OLD PARCEL LINES.

1"=200'

UNIVERSITY VILLAGE
 PARCEL LINE ADJUSTMENT
 PARCELS A, B, D, E, F, & G

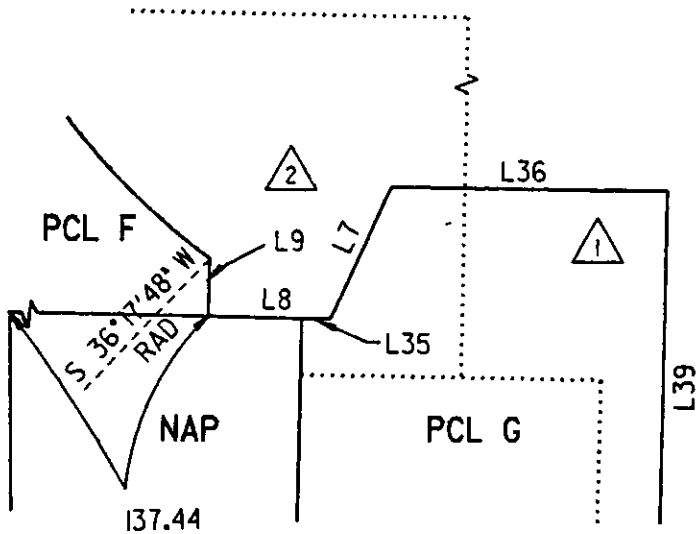
RICK ENGINEERING COMPANY
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507
 SCALE 1"=200' DATE JULY 24, 1997



DETAIL NO. A

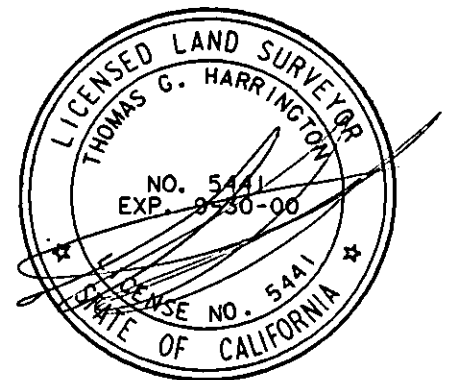
N.T.S.

No.	DIRECTION	DISTANCE
L2	N 39° 03' 24" W	139.01
L3	N 50° 56' 36" E	22.13
L4	N 0° 47' 10" E	23.28
L7	N 24° 16' 38" E	75.61
L8	N 89° 16' 50" W	58.55
L9	N 0° 43' 10" E	30.00
L12	N 50° 56' 36" E	167.38
L13	N 50° 56' 36" E	90.13
L14	N 21° 53' 02" W	11.87
L15	N 50° 56' 35" E	10.64
L16	N 21° 53' 02" W	7.73
L17	N 70° 07' 20" E	41.23
L18	N 19° 52' 39" W	141.81
L19	N 50° 56' 36" E	98.91
L20	N 39° 03' 24" W	128.76
L21	N 50° 56' 36" E	145.25
L35	N 89° 16' 50" W	7.08
L36	N 89° 16' 50" W	154.90
L39	N 00° 43' 10" E	249.31
L39	N 50° 56' 36" E	52.64



DETAIL NO. B

N.T.S.



41-2

UNIVERSITY VILLAGE
 PARCEL LINE ADJUSTMENT
 PARCELS A, B, D, E, F, & G

RICK ENGINEERING COMPANY
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507

SCALE N/A DATE JULY 24, 1997