

211907

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JUN 17 1997



Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

Handwritten initials "D/K" and a circle.

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-010-967
A.P.N. 265-510-002 & -027

LL-010-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): MISSION GROVE PLAZA, 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 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: J. Craig Aaron ^{JCA} 6-17-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

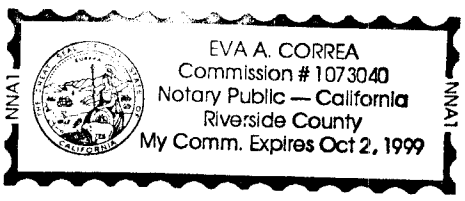
State of California
County of Riverside } ss

On June 17, 1997, before me Eva A. Correa
(date) (name)

a Notary Public in and for said State, personally appeared

J. 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.

Eva A. Correa

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- Other
Principal Planner
- () Partner(s)
() General
() Limited

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



February 27, 1997

W.O. 9512685

EXHIBIT "A"

**Certificate of Compliance
 Mission Grove Plaza, L.P.**

Parcel "A"

Parcels 14 and 15 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps, at Pages 46 through 50 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 15 described as follows:

COMMENCING at the Southeast corner of said Parcel 15;

Thence N.00°09'43"W. along the Easterly line of said Parcel 15, a distance of 62.50 feet to the Northeast corner of Parcel "B" of Certificate of Compliance recorded March 10, 1995 as Instrument No. 074949, Official Records of Riverside County, California, said corner being the Point of Beginning of the parcel to be described;

Thence S.89°50'17"W. along the Northerly line of said Parcel "B", a distance of 170.00 feet to the Northwest corner thereof;

Thence N.00°09'43"W. on the Northerly prolongation of the Westerly line of said Parcel "B", a distance of 302.75 feet to the Northerly line of said Parcel 15;

The following three (3) courses are along said Northerly line and Easterly line of Parcel 15;

Thence N.89°50'17"E., a distance of 145.00 feet to an angle point therein;

Thence S.47°32'52"E., a distance of 33.97 feet to an angle point therein;

Thence S.00°09'43"E., a distance of 279.75 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcel 15 lying within said Parcel "B" of Certificate of Compliance.

The above described parcel of land contains 3.182 acres, more or less.

Parcel "B"

That portion of Parcel 15 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps, at Pages 46 through 50 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the Southeast corner of said Parcel 15;

Thence N.00°09'43"W. along the Easterly line of said Parcel 15, a distance of 62.50 feet to the Northeast corner of Parcel "B" of Certificate of Compliance recorded March 10, 1995 as Instrument No. 074949, Official Records of Riverside County, California, said corner being the Point of Beginning of the parcel to be described;

Thence S.89°50'17"W. along the Northerly line of said Parcel "B", a distance of 170.00 feet to the Northwest corner thereof;

Thence N.00°09'43"W. on the Northerly prolongation of the Westerly line of said Parcel "B", a distance of 302.75 feet to the Northerly line of said Parcel 15;

The following three (3) courses are along said Northerly line and Easterly line of Parcel 15;

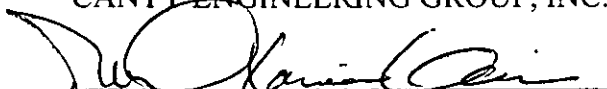
Thence N.89°50'17"E., a distance of 145.00 feet to an angle point therein;

Thence S.47°32'52"E., a distance of 33.97 feet to an angle point therein;

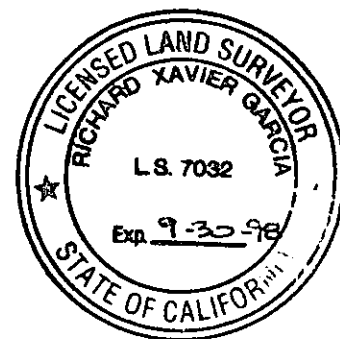
Thence S.00°09'43"E., a distance of 279.75 feet to the Point of Beginning.

The above described parcel of land contains 1.175 acres, more or less.

Prepared under the supervision of:
CANTY ENGINEERING GROUP, INC.


Richard Xavier Garcia L.S. 7032

6-11-97
Date

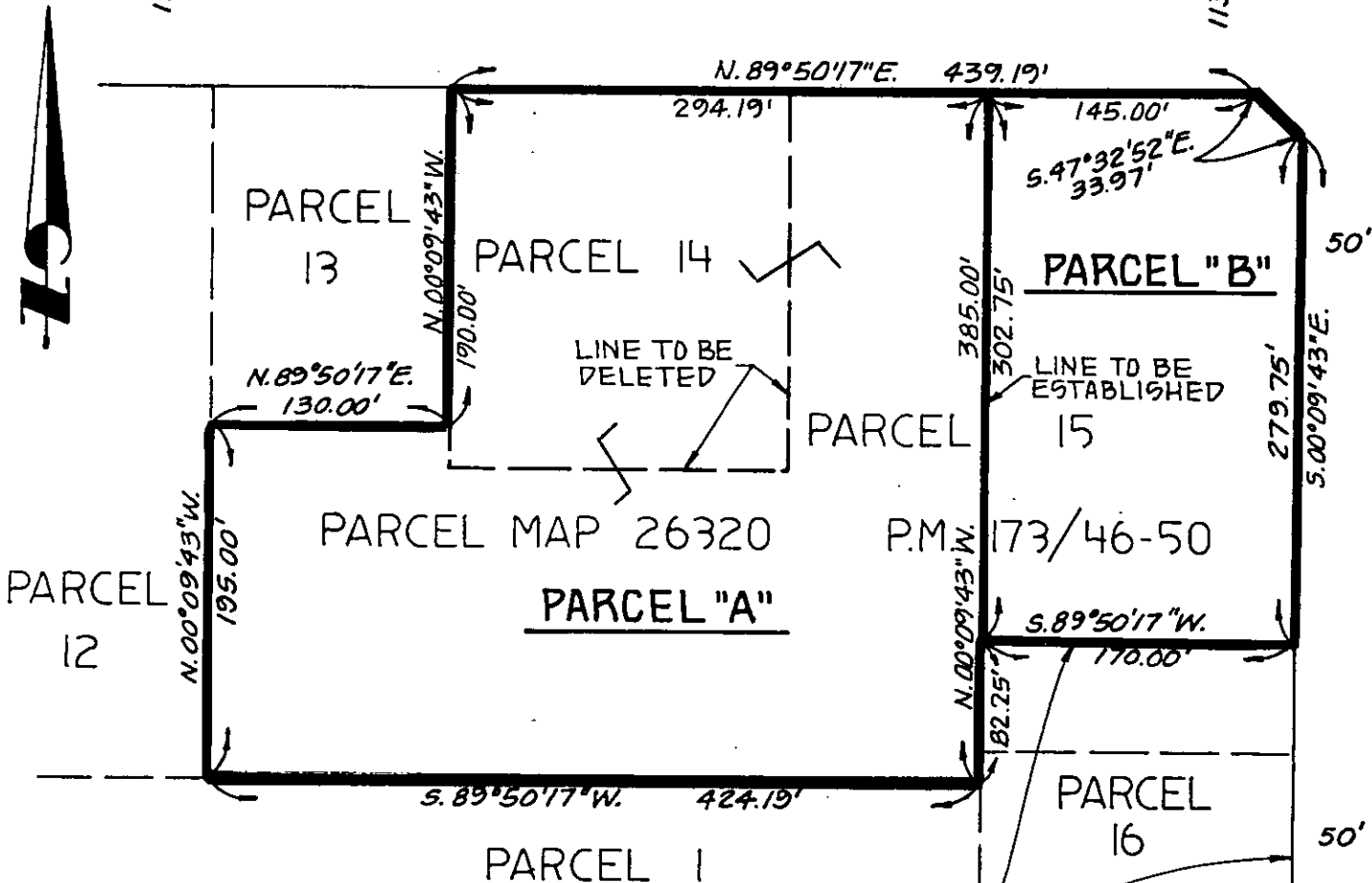


DESCRIPTION APPROVAL:

6/12/97

SURVEYOR, CITY OF RIVERSIDE

ALESSANDRO BOULEVARD



OWNER
 MISSION GROVE PLAZA, L.P.
 1801 E. CENTURY PARK, NO. 820
 LOS ANGELES, CA. 90067
 PH. (310) 553-1776
PARCELS "A" AND "B"

PARCEL "B" OF CERTIFICATE
 OF COMPLIANCE REG. 3-10-95
 AS INST. NO. 074749 O.R.
 RIV. CO. CA.

ASSESSOR'S PARCEL NO.'S
 265-510-002, 265-510-027

AREA
 PARCEL "A" 138,615 S.F. OR 3.182 AC.
 PARCEL "B" 51,180 S.F. OR 1.175 AC.

IN THE CITY OF RIVERSIDE,
 COUNTY OF RIVERSIDE, CALIFORNIA
LOT LINE ADJUSTMENT
 OF PARCELS 14 AND 15 OF PARCEL MAP
 26320 AS SHOWN BY MAP ON FILE IN
 BOOK 173 OF PARCEL MAPS AT PAGES
 46 THROUGH 50 THEREOF, RECORDS OF
 RIVERSIDE COUNTY, CALIFORNIA.
 FEBRUARY 1997 SCALE 1"=100'

• 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

9512685
(P)

SCALE: 1" = 100'

DRAWN BY FLS DATE 2/26/97

SUBJECT LOT LINE ADJUSTMENT 8 72-7