

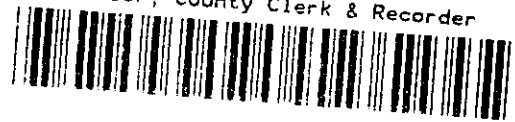
Recording requested by:

DOC # 1999-311765

07/13/1999 08:00A Fee:15.00
Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



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

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Project: **LL-028-989**

Trautwein Rd. / Mission Village Dr.

LL - 028-989



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **MISSION GROVE THEATER PROPERTIES, 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: Craig Aaron 5-25-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

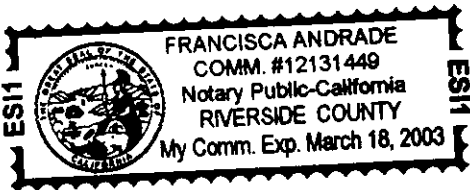
State of California }
County of Riverside } ss

On May 25, 1999, before me Francisca Andrade
(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.

Francisca Andrade
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:

Mail to: Mission Grove Theater Properties, L.P.
1875 Century Park East, Suite 1350
Los Angeles, Ca. 90067



1999-311765
67/13/1999 08:00A
2 of 4



Canty Engineering Group, Inc.

CIVIL ENGINEERING · PLANNING · SURVEYING

www.cantyeng.com

May 13, 1999

W.O. 1004-011

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-028-989
Parcel Map 26320 -- Regional Properties

Property of MISSION GROVE THEATER PROPERTIES, L.P.

PARCEL "A"

Parcels 3 through 6 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 3 described as follows:

Beginning at the most Northerly corner of said Parcel 3;

Thence S.72°18'20"E. along the Northerly line of said Parcel 3, a distance of 170.00 feet to the most Easterly corner thereof;

Thence S.17°41'40"W. along the Easterly line of said Parcel 3, a distance of 97.80 feet;

Thence N.72°18'20"W., a distance of 52.00 feet;

Thence S.17°41'40"W., a distance of 99.70 feet to the Easterly prolongation of the Northerly line of Parcel 4 of said Parcel Map 26320;

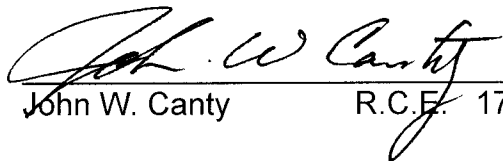
Thence N.72°18'20"W. along said prolongation, and the Northerly line of said Parcel 4, also being the Westerly line of said Parcel 3, a distance of 118.00 feet to an angle point in the Westerly line of said Parcel 3;

Thence N.17°41'40"E. along said Westerly line, a distance of 197.50 feet to the point of beginning.

The above described parcel of land contains 7.971 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550

May 14, 1999
Date



DESCRIPTION APPROVAL 5/24/99
Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE



1999-311765
07/13/1999 08:00A
3 of 4

KS

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-028-989

PARCELS 3 THROUGH 6 OF PARCEL MAP 26320 PER P.M. 173 / 46-50,
RECORDS OF RIV. CO, CA.

PREPARED BY:
CANTY ENGINEERING GROUP, INC.
2020 IOWA AVENUE, SUITE 102
RIVERSIDE, CA 92507

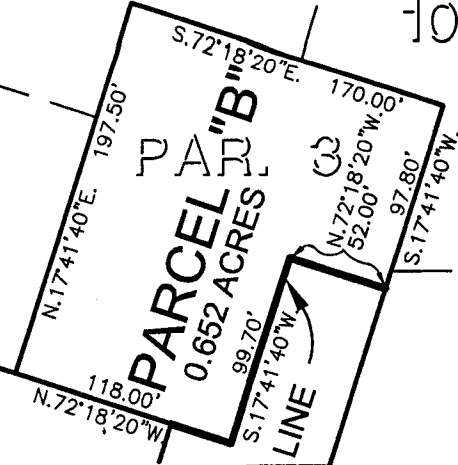
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4 of 4



PAR. 8 PAR. 9 / PAR. 10

PAR. 7

PAR. 6



Par. "A" of C.O.C. Rec.
12/7/95 #406465, O.R.

PARCEL MAP

26320
P.M. 173/46-50

PAR. 5

PAR. 4

PAR. 2

DELETED LINE

DELETED LINE

Par. "B" of C.O.C. Rec.
12/7/95 #406465, O.R.

DELETED LINE

PAR. 3

PAR. 1

OWNERS:
MISSION GROVE PLAZA, L.P.
& MISSION GROVE THEATER
PROPERTIES, L.P.
1875 CENTURY PARK EAST,
SUITE 1350
LOS ANGELES, CA 90067

A.P.N.'s
265-510-008, 033 & 034

SCALE: 1" = 100'

TRAUTWEIN ROAD

MISSION VILLAGE DRIVE

7-8 307
93-2 371

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

DOC # 1999-311766

07/13/1999 08:00A Fee:15.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: **LL-028-989**

Trautwein Rd. / Mission Village Dr.

LL - 028-989

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: Craig Aaron 5-25-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

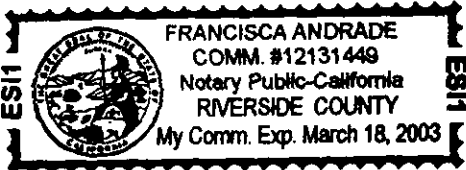
State of California }
County of Riverside } ss

On May 25, 1999, before me Francisca Andrade
(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,

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

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

Mail to: Mission Grove Plaza L.P.
1875 Century Park East, Suite 1350
Los Angeles, Ca. 90067



1999-311766
07/13/1999 08:00A
2 of 4



Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

May 13, 1999

W.O. 1004-011

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-028-989

Parcel Map 26320 -- Regional Properties

Property of MISSION GROVE PLAZA, L.P.

PARCEL "B"

That portion of Parcel 3 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:

Beginning at the most Northerly corner of said Parcel 3;

Thence S.72°18'20"E. along the Northerly line of said Parcel 3, a distance of 170.00 feet to the most Easterly corner thereof;

Thence S.17°41'40"W. along the Easterly line of said Parcel 3, a distance of 97.80 feet;

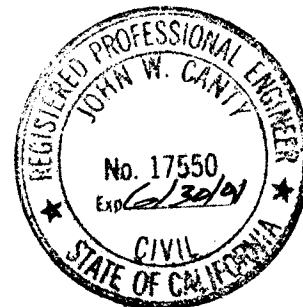
Thence N.72°18'20"W., a distance of 52.00 feet;

Thence S.17°41'40"W., a distance of 99.70 feet to the Easterly prolongation of the Northerly line of Parcel 4 of said Parcel Map 26320;

Thence N.72°18'20"W. along said prolongation, and the Northerly line of said Parcel 4, also being the Westerly line of said Parcel 3, a distance of 118.00 feet to an angle point in the Westerly line of said Parcel 3;

Thence N.17°41'40"E. along said Westerly line, a distance of 197.50 feet to the point of beginning.

The above described parcel of land contains 0.652 acres, more or less.



CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:

John W. Canty
John W. Canty R.C.E. 17550

5/14/99
Date

DESCRIPTION APPROVAL SRA/99
Walter R. Junc by
SURVEYOR, CITY OF RIVERSIDE



1999-311766
07/13/1999 08:00A
3 of 4

KS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA.

ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-028-989

PARCELS 3 THROUGH 6 OF PARCEL MAP 26320 PER P.M. 173 / 46-50,
RECORDS OF RIV. CO, CA.

PREPARED BY:
CANTY ENGINEERING GROUP, INC.
2020 IOWA AVENUE, SUITE 102
RIVERSIDE, CA 92507

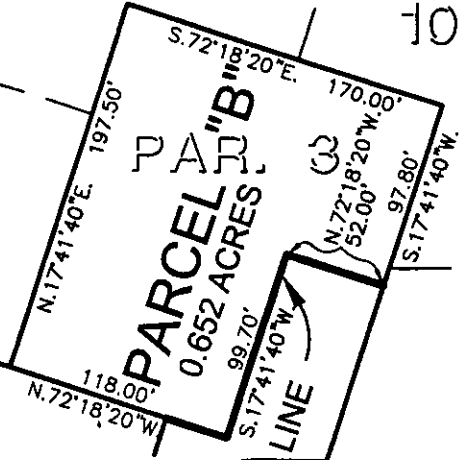
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4 of 4



PAR. 8 PAR. 9 / PAR. 10

PAR. 7

PAR. 6



Par. "A" of C.O.C. Rec.
12/7/95 #406465, O.R.

PARCEL MAP 26320
P.M. 173/46-50

PAR. 5

PARCEL "A"
7.971 ACRES

PAR. 4

ADJUSTED PAR. 2

DELETED LINE

DELETED LINE

Par. "B" of C.O.C. Rec.
12/7/95 #406465, O.R.

DELETED LINE

PAR. 3

PAR. 1

OWNERS:
MISSION GROVE PLAZA, L.P.
& MISSION GROVE THEATER
PROPERTIES, L.P.
1875 CENTURY PARK EAST,
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A.P.N.'s
265-510-008, 033 & 034

TRAUTWEIN ROAD

MISSION VILLAGE DRIVE

SCALE: 1" = 100'

71-8 72-1

W.O. 1004-011

86-2 87-1

LL-028-989