

Recording requested by:
Recording Requested By
First American Title Company

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION

NCS-121679

And when recorded, mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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Project: P03-1030 - Par A
APN: 250-240-020 &-021
Address: 1223 University Ave

LL-P03-1030

(22)



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): MONROE INDIO, 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 ONE 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jal V L 3/26/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

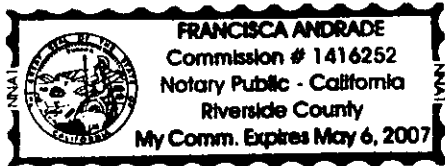
State of California }
County of Riverside } ss

On 3-26-04, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki
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:

EXHIBIT "A"
UNIVERSITY VILLAGE
LOT LINE ADJUSTMENT NO. PO3-1030
PARCEL "B"

Those portions of Parcels 1 and 2, of Parcel Maps, as filed in Book 14, Page 10, of Parcel Maps, in the Office of the Recorder of the County of Riverside, State of California, also being a portion of Parcels "A" and "C", as shown on a Certificate of Compliance, as recorded December 19, 2001 as Instrument Number 2001-630132, Records of said County, also being within Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel "C";

THENCE, along the Northwesterly line of said Parcel "C", South 50°56'36" West, a distance of 10.14 feet to the beginning of a non-tangent 29.00 foot radius curve, concave Northwesterly, a radial bears South 78°38'22" East;

THENCE, Southwesterly, along the arc of said curve, through a central angle of 55°21'53", a distance of 28.02 feet to the beginning of 49.50 foot radius compound curve, concave Northwesterly, a radial bears South 23°16'28" East;

THENCE, Southwesterly, along the arc of said curve, through a central angle of 32°40'54", a distance of 28.24 feet;

THENCE, South 9°24'26" West, a distance of 9.45 feet;

THENCE North 79°13'46" West, a distance of 9.52 feet to the beginning of a non-tangent 202.00 foot radius curve, concave Westerly, a radial bears South 79°13'46" East;

THENCE, Southerly, along the arc of said curve, through a central angle of 12°46'07", a distance of 45.02 feet;

THENCE, radial to said curve, South 66°27'39" East, a distance of 10.13 feet;

THENCE, South 26°27'32" West, a distance of 24.44 feet;

THENCE, South 34°38'48" West, a distance of 24.82 feet;

THENCE, South 0°53'50" West, a distance of 80.10 feet to the Southerly line of said Parcel "C";

THENCE, along said Southerly line, South 89°12'50" East, a distance of 244.14 feet to the Easterly line of said Parcel "C";

THENCE, radial to said curve, South 66°27'39" East, a distance of 10.13 feet;

THENCE, South 26°27'32" West, a distance of 24.44 feet;

THENCE, South 34°38'48" West, a distance of 24.82 feet;

THENCE, South 0°53'50" West, a distance of 80.10 feet to the Southerly line of said Parcel "C";


THENCE, along said line and the Southerly line of said Parcel "A", North 89°12'50" West, a distance of 83.28 feet to the Easterly 55.00 foot half-width sideline of Iowa Avenue;

THENCE, along said sideline, North 0°47'10" East, a distance of 563.68 feet to the beginning of a tangent 34.50 foot radius curve, concave Southeasterly;

THENCE, Northerly and Easterly, along the arc of said curve, through a central angle of 55°54'32", a distance of 33.66 feet to a point on the Southerly 44.00 foot half-width sideline of said Linden Avenue;


THENCE, along said sideline, South 89°12'10" East, a distance of 55.49 feet to **THE POINT OF BEGINNING.**

The above-described parcel contains 1.652 acres, more or less.


Robert A. Stockton, RCE 33591

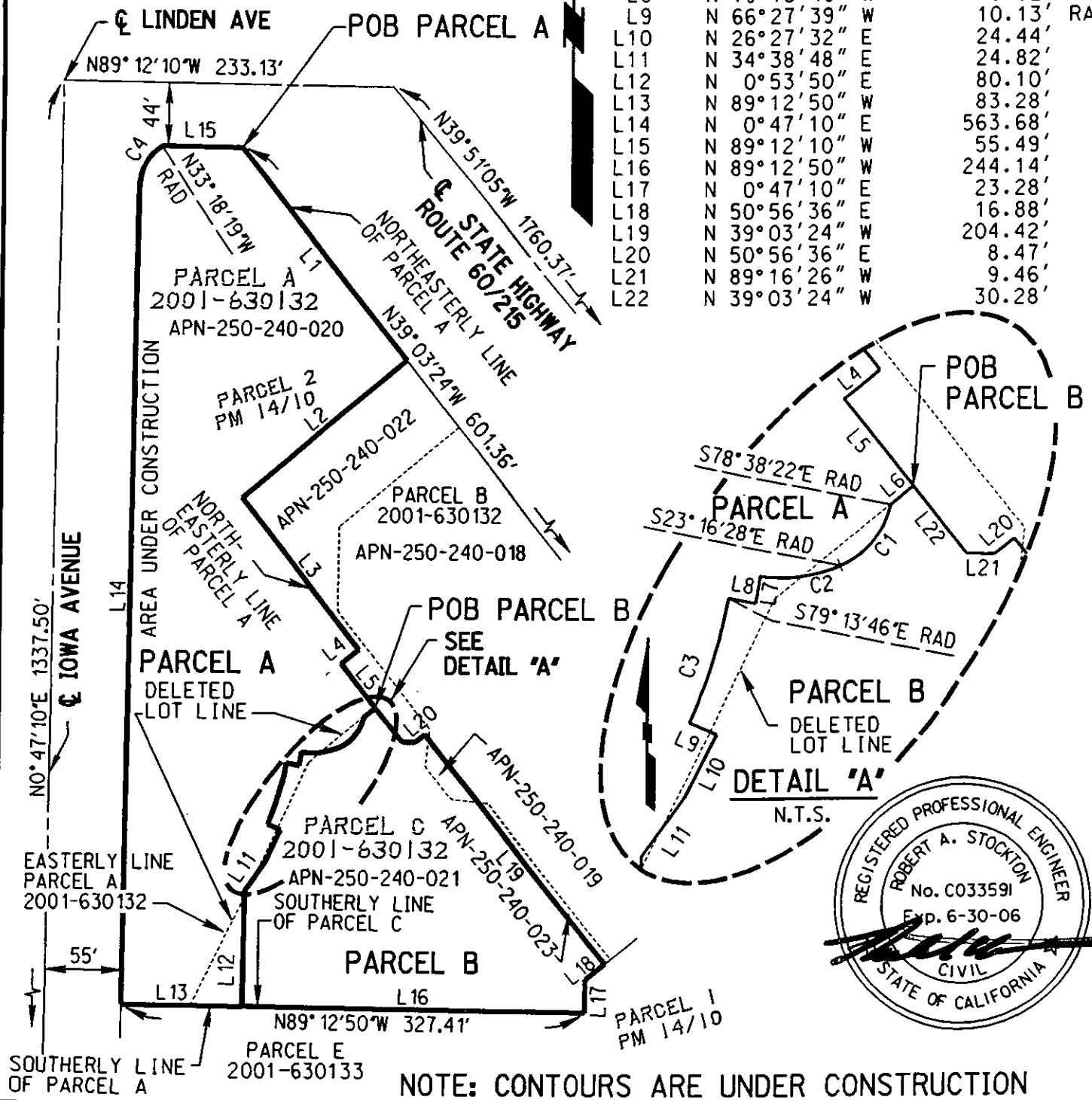
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Date
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~~DESCRIPTION APPROVED~~ 3/2/04

~~REGISTERED PROFESSIONAL ENGINEER~~

No.	DELTA	RADIUS	LENGTH
C1	55° 21' 53"	29.00'	28.02'
C2	32° 40' 54"	49.50'	28.24'
C3	12° 46' 07"	202.00'	45.02'
C4	55° 54' 32"	34.50'	33.66'

No.	DIRECTION	DISTANCE
L1	N 39° 03' 24" W	188.11'
L2	N 50° 56' 36" E	150.50'
L3	N 39° 03' 24" W	134.08'
L4	N 50° 56' 36" E	15.75'
L5	N 39° 03' 24" W	38.42'
L6	N 50° 56' 36" E	10.14'
L7	N 9° 24' 26" E	9.45' RAD
L8	N 79° 13' 46" W	9.52'
L9	N 66° 27' 39" W	10.13' RAD
L10	N 26° 27' 32" E	24.44'
L11	N 34° 38' 48" E	24.82'
L12	N 0° 53' 50" E	80.10'
L13	N 89° 12' 50" W	83.28'
L14	N 0° 47' 10" E	563.68'
L15	N 89° 12' 10" W	55.49'
L16	N 89° 12' 50" W	244.14'
L17	N 0° 47' 10" E	23.28'
L18	N 50° 56' 36" E	16.88'
L19	N 39° 03' 24" W	204.42'
L20	N 50° 56' 36" E	8.47'
L21	N 89° 16' 26" W	9.46'
L22	N 39° 03' 24" W	30.28'



NOTE: CONTOURS ARE UNDER CONSTRUCTION

RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson

1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

EXHIBIT "B"
LOT LINE ADJUSTMENT
P03-1030

SCALE: 1"=100' DATE: JULY 2003

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: FRANCISCA ANNRADE

Date Commission Expires: MAY 6, 2007

Notary Identification No:
(for Notaries commissioned at 1/1/92) 1416252

Manufacturer/Vendor Identification No:
(for Notaries commissioned at 1/1/92) NNA1

Place of Execution of this Declaration: RIVERSIDE COUNTY

Date: October 29, 2004

Kathy Munderwood
FIRST AMERICAN TITLE INSURANCE COMPANY
Authorized Signatory

Recording Requested By
First American Title Company

DOC # 2004-0870897

11/02/2004 08:00A Fee:22.00

Page 1 of 6

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
3900 Main Street
Riverside, California 92522
NCS-121079
Project: P03-1030 - Par. B
APN: 250-240-020 &-021
Address: 1223 University Ave

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LL-P03-1030

(22)



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 ONE 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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jal Al 3/26/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

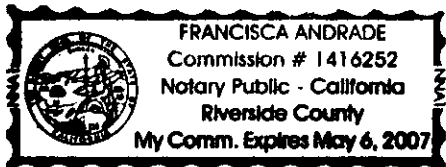
ss

On 3-26-04, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiecki
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:

EXHIBIT "A"
UNIVERSITY VILLAGE
LOT LINE ADJUSTMENT NO. PO3-1030
PARCEL "A"

Those portions of Parcels 1 and 2, of Parcel Maps, as filed in Book 14, Page 10, of Parcel Maps, in the Office of the Recorder of the County of Riverside, State of California, also being a portion of Parcels "A" and "C", as shown on a Certificate of Compliance, as recorded December 19, 2001 as Instrument Number 2001-630132, Records said County, also being within 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 State Highway sideline and the Northeasterly line of said Parcel "A" South 39°03'24" East, a distance of 188.11 feet to the most Easterly corner of said Parcel "A";

THENCE, along the Southeasterly line of said Parcel "A", South 50°56'36" West, a distance of 150.50 feet to the Northeasterly line of said Parcel "A";

THENCE, along said Northeasterly line, South 39°03'24" East, a distance of 134.08 feet to an angle point in said Northeasterly line;

THENCE, continuing along said Northeasterly line, South 50°56'36" West, a distance of 15.75 feet to an angle point in said Northeasterly line;

THENCE, continuing along said Northeasterly line, South 39°03'24" East, a distance of 38.42 feet to the Southeasterly line of said Parcel "A", said Southeasterly line also being the Northwesterly line of said Parcel "C";

THENCE, along said line, South 50°56'36" West, a distance of 10.14 feet to the beginning of a non-tangent 29.00 foot radius curve, concave Northwesterly, a radial bears South 78°38'22" East;

THENCE, Southwesterly, along the arc of said curve, through a central angle of 55°21'53", a distance of 28.02 feet to the beginning of 49.50 foot radius compound curve, concave Northwesterly, a radial bears South 23°16'28" East;

THENCE, Southwesterly, along the arc of said curve, through a central angle of 32°40'54", a distance of 28.24 feet;

THENCE, radial to said curve, South 9°24'26" West, a distance of 9.45 feet;

THENCE North 79°13'46" West, a distance of 9.52 feet to the beginning of a non-tangent 202.00 foot radius curve, concave Westerly, a radial bears South 79°13'46" East;

THENCE, Southerly, along the arc of said curve, through a central angle of 12°46'07", a distance of 45.02 feet;

THENCE, radial to said curve, South 66°27'39" East, a distance of 10.13 feet;

THENCE, South 26°27'32" West, a distance of 24.44 feet;

THENCE, South 34°38'48" West, a distance of 24.82 feet;

THENCE, South 0°53'50" West, a distance of 80.10 feet to the Southerly line of said Parcel "C";

THENCE, along said line and the Southerly line of said Parcel "A", North 89°12'50" West, a distance of 83.28 feet to the Easterly 55.00 foot half-width sideline of Iowa Avenue;

THENCE, along said sideline, North 0°47'10" East, a distance of 563.68 feet to the beginning of a tangent 34.50 foot radius curve, concave Southeasterly;

THENCE, Northerly and Easterly, along the arc of said curve, through a central angle of 55°54'32", a distance of 33.66 feet to a point on the Southerly 44.00 foot half-width sideline of said Linden Avenue;


THENCE, along said sideline, South 89°12'10" East, a distance of 55.49 feet to **THE POINT OF BEGINNING.**

The above-described parcel contains 1.652 acres, more or less.


Robert A. Stockton, RCE 33591

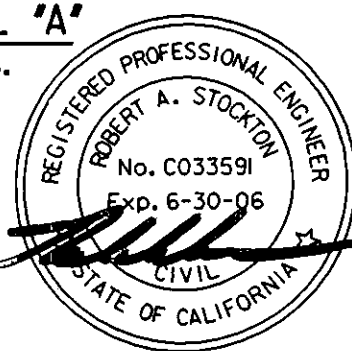
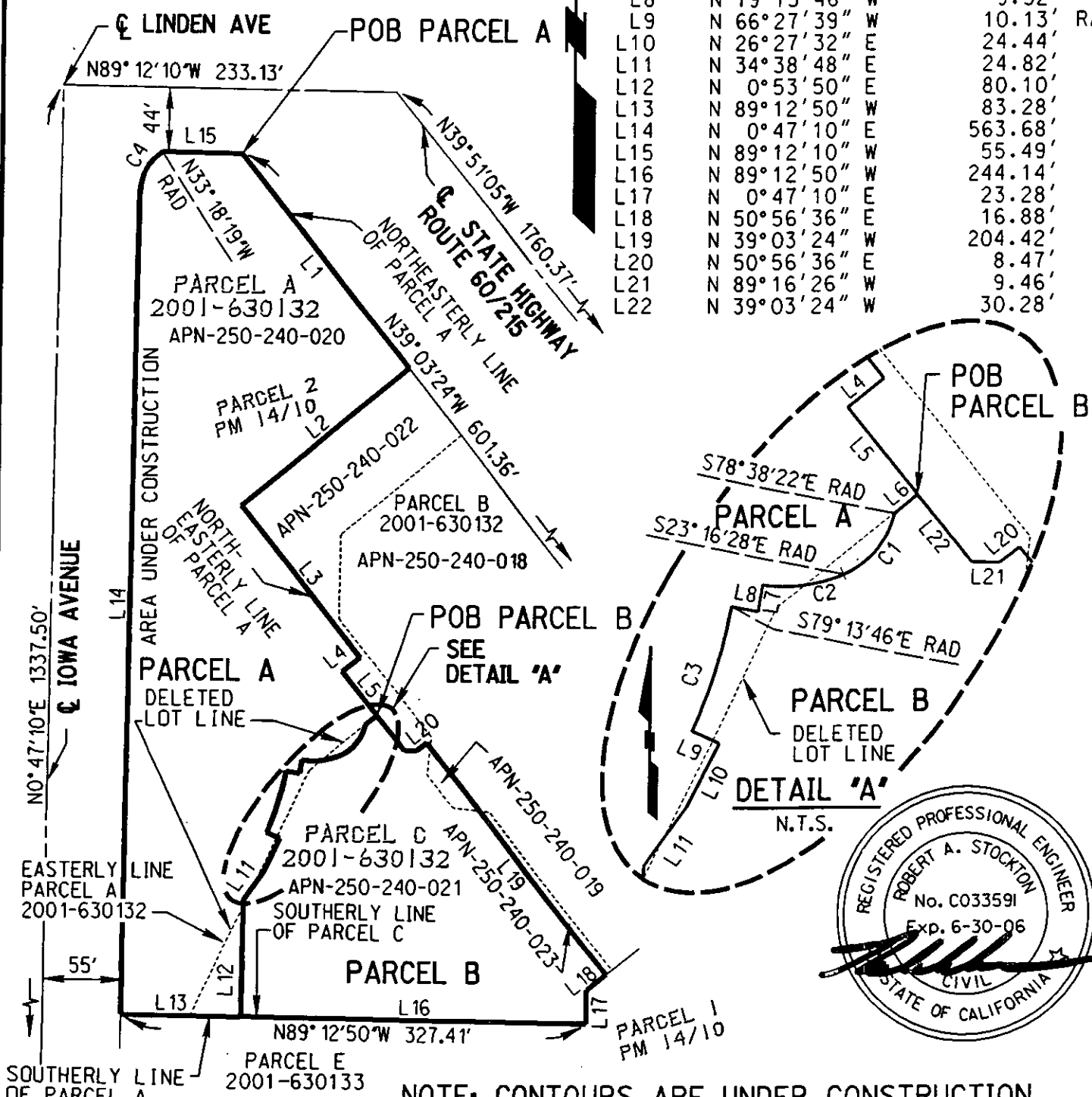
3/2/14
Date
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ORDINATION APPROVED 3/2/14

SURVEYOR CITY OF RIVERSIDE

No.	DELTA	RADIUS	LENGTH
C1	55° 21' 53"	29.00'	28.02'
C2	32° 40' 54"	49.50'	28.24'
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San Diego Riverside Orange Phoenix Tucson

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EXHIBIT 'B'
LOT LINE ADJUSTMENT
P03-1030

SCALE: 1"=100' DATE: JULY 2003

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: FRANCISCA ANNRADE

Date Commission Expires: MAY 6, 2007

Notary Identification No:
(for Notaries commissioned at 1/1/92) 1416252

Manufacturer/Vendor Identification No:
(for Notaries commissioned at 1/1/92) NNA1

Place of Execution of this Declaration: RIVERSIDE COUNTY

Date: October 29, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY
Raymond C. Anderson
Authorized Signatory