



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

And when recorded, mail to:

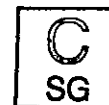
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
					1				25
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: P03-1268  
APN: 217-020-0021  
Address: None

LL- P03-1268

23



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): PETER HUBBARD

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 1 parcel 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 the parcel complies 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 H Sel 12/17/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside }

ss

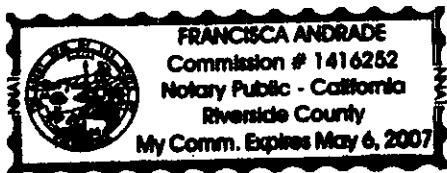
On Dec 17 2004, before me Francisca Andrade  
(date) (name)

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

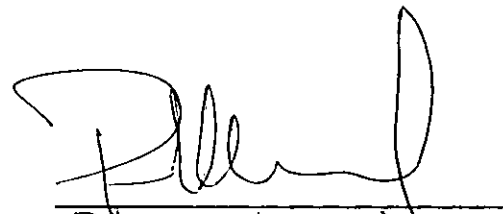
The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD**

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated 2/2/05

  
PETER HUBBARD

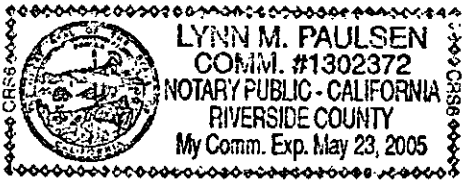
**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On 2/2/05 (date), before me Lynn M. Paulsen (name)

a Notary Public in and for said State, personally appeared  
Peter Hubbard  
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.

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"  
Project: P03-1268

PARCEL 1

That portion of Block 10 of Rubidoux Heights, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 7 of Maps at page 30 thereof, Records of San Bernardino County, California, together with that portion of Lot 314 of Map of Lot 314 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 5 of Maps at page 142 thereof, Records of Riverside County, California, said portions being described as follows:

**COMMENCING** at a point in the centerline of Fourteenth Street, as shown on said Rubidoux Heights, extended northwesterly, 928.00 feet from its intersection with the centerline of Palm Avenue (formerly Pepper Street per said Rubidoux Heights);

Thence South 29° 00' 00" West, 33.00 feet to the **TRUE POINT OF BEGINNING** of the parcel of land to be described, said point being on the southeasterly line of said Block 10;

Thence North 60° 55' 00" West and parallel with the centerline of said Fourteenth Street, 195.44 feet to a point on the easterly line of Rubidoux Mountain Drive, as shown on Record of Survey filed in Book 20 of Records of Surveys at page 21 thereof, Records of said Riverside County;

Thence South 35° 46' 09" West along said easterly line of a Rubidoux Mountain Drive, 147.85 feet;

Thence South 44° 26' 09" West along said easterly line of said Rubidoux Mountain Drive, 192.18 feet;

Thence South 31° 06' 09" West along said easterly line of Rubidoux Mountain Drive, 57.95 feet;

Thence South 11° 03' 51" East, along said easterly line of Rubidoux Mountain Drive, 39.25 feet;

Thence South 28° 22' 21" East along said easterly line of Rubidoux Mountain Drive, 63.00 feet;

Thence South 11° 06' 21" East along said easterly line of Rubidoux Mountain Drive, 107.38 feet;

Thence South 57° 54' 21" East along said easterly line of Rubidoux Mountain Drive, 93.41 feet;

Thence South 18° 59' 21" East along said easterly line of Rubidoux Mountain Drive, 47.03 feet;

Thence South 03° 24' 39" West along said easterly line of Rubidoux Mountain Drive, 49.43 feet;

Thence South 61° 18' 00" East, 30.65 feet, plus or minus to the southeasterly line of said Block 10;

Thence northeasterly along said southeasterly line of Block 10, 650 feet, more or less, to the **TRUE POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by deed recorded in Book 1837, page 112, Official Records.

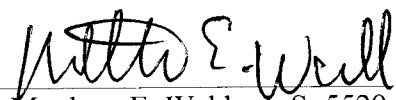
TOGETHER WITH that portion of Miramonte Place (formerly Rubidoux Boulevard per Rubidoux Heights), as vacated by Resolution No. 14343 recorded February 6, 1985 as Instrument No. 29690, Official Records of said Riverside County, lying southwesterly of the northwesterly prolongation of the northeasterly line of Lot 4 in Block 9 of said Rubidoux Heights, and lying northeasterly of the northwesterly prolongation of the southwesterly line of Lot 12 in said Block 9;

RESERVING THEREFROM permanent easements and rights-of-way for waterline, sanitary sewer and electric energy distribution facilities, and for aerial and underground telephone, telegraph and communication facilities;

Containing 3.60 acres, more or less.


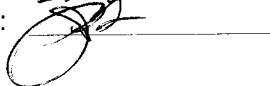
SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

  
Matthew E. Webb, L.S. 5529

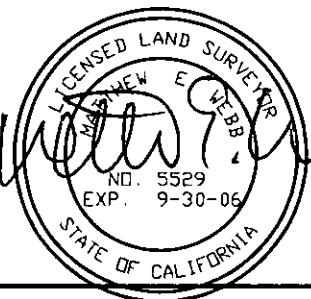
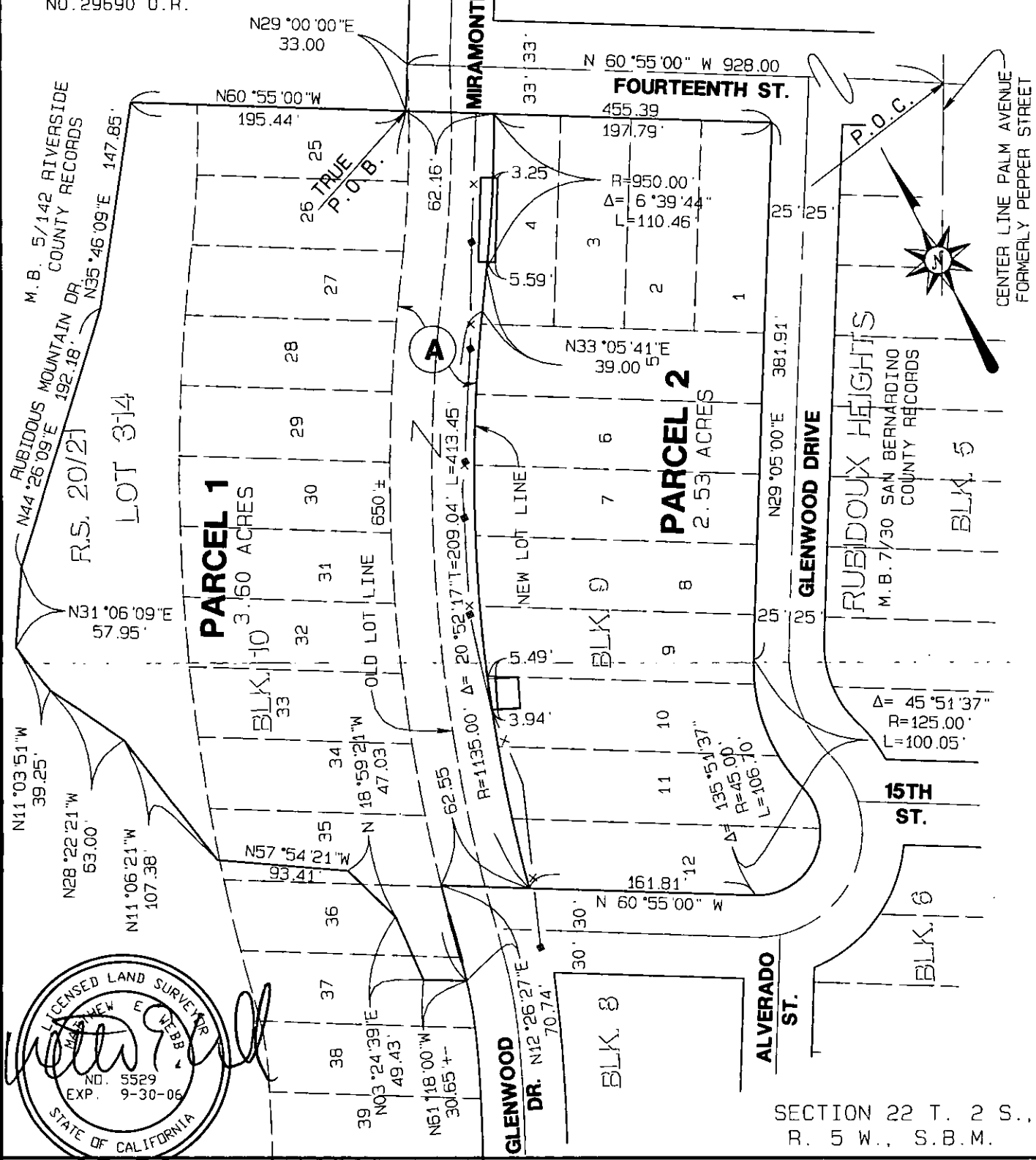
12/22/04  
Date



Prepared by:   
Checked by: 

(A) PORTION OF MIRAMONTE PLACE  
 VACATED BY RESOLUTION NO. 14343  
 RECORDED 2/6/85 AS INSTRUMENT  
 NO. 29690 O.R.

**EXHIBIT "B"**



**CITY OF RIVERSIDE, CALIFORNIA**

23-8 24-7

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 97-0180

SCALE: 1" = 100' DRAWN BY [Signature] DATE 12/22/04 SUBJECT: LOT LINE ADJUSTMENT P03-1268  
 CHKD BY [Signature] DATE 11/22/04



Recording requested by:

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

Project: P03-1268  
APN: 217-020-002  
Address: None

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		4						
					1				29
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

LL- P03-1268

17-



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,  
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 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 the parcel complies 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 H Sel 1/18/05  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside }

ss

On Jan. 10, 2005, 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"  
Project:P03-1268

PARCEL 2

Lots 1 through 12 inclusive of Rubidoux Heights, as shown by map on file in Book 7 of Maps at page 30 thereof, Records of San Bernardino County, California.

Containing 2.53 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

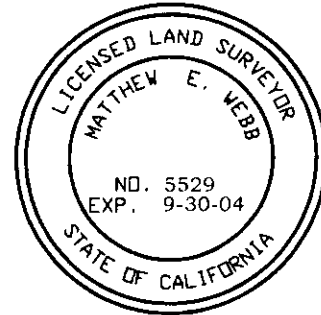
PREPARED UNDER MY SUPERVISION

Matthew E. Webb

12/22/04

Matthew E. Webb, L.S. 5529

Date



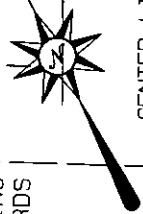
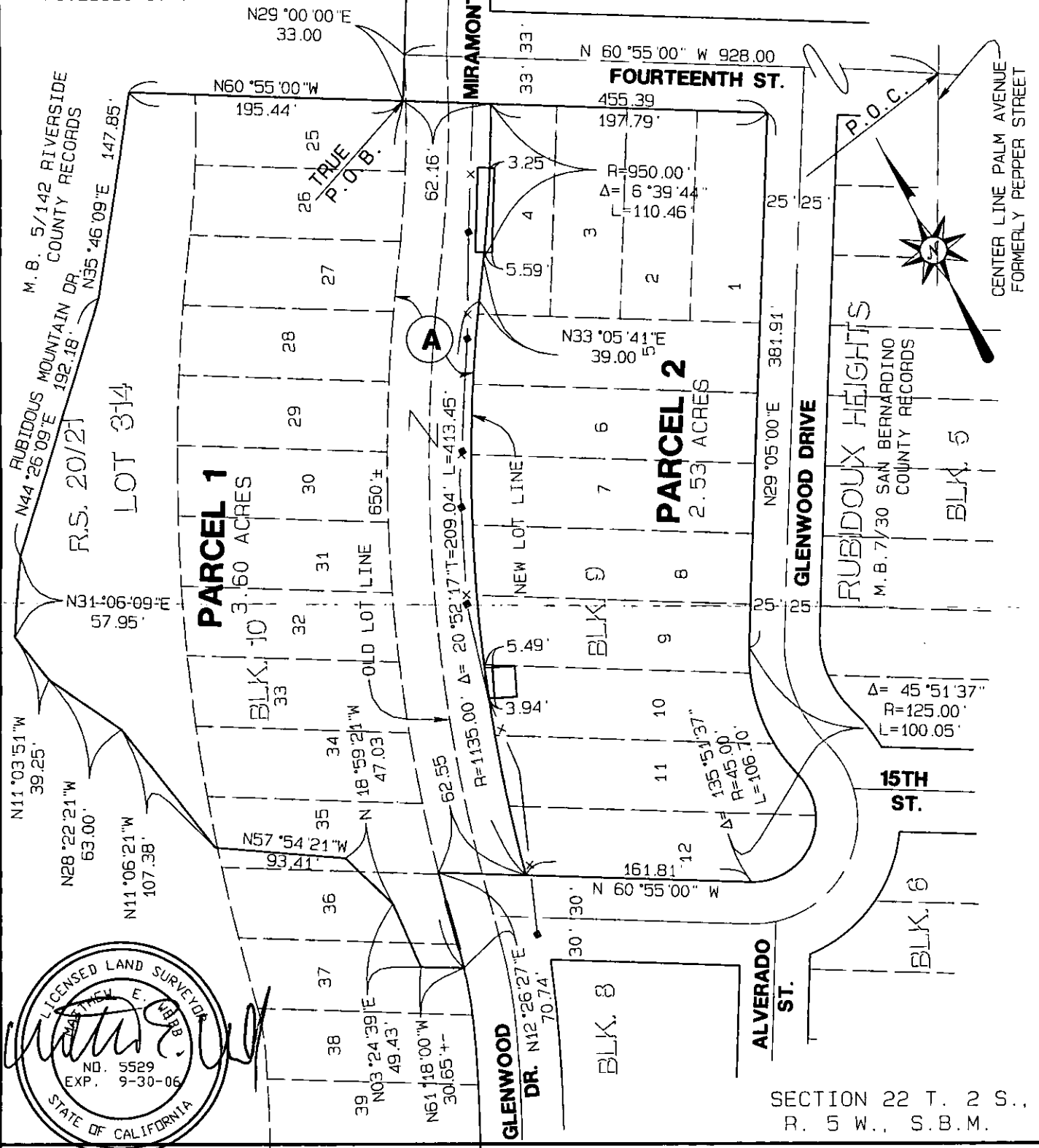
Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

[Signature]  
[Signature]

# EXHIBIT "B"

(A) PORTION OF MIRAMONTE PLACE  
 VACATED BY RESOLUTION NO. 14343  
 RECORDED 2/6/85 AS INSTRUMENT  
 NO. 29690 O.R.



## CITY OF RIVERSIDE, CALIFORNIA

23-8  
24-7

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

97-0180

SCALE: 1" = 100'      DRWN BY *[Signature]* DATE 12/22/04      SUBJECT: LOT LINE ADJUSTMENT P03-1268  
 CHKD BY *[Signature]* DATE 12/23/04

LL-P03-1268