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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): LARRY ROVIRA and THERESA ROVIRA, Husband and Wife as Joint Tenants

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 TWO 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: Jeffrey A. Beck 6-8-06
 PRINCIPAL PLANNER DATE

1847959-22

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On June 8 2006, before me Francisca Andrade
(date) (name)

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

Jeffrey A. Belier
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:

PARCEL "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL THOSE PORTIONS OF:

Parcel 1

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY, ROUTE 19, AT ITS INTERSECTION WITH THE EASTERLY LINE OF UNIVERSITY KNOLLS, AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE(S) 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 30° 33' 13" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, 294.27 FEET;

THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1050 FEET, THROUGH AN ANGLE OF 04° 06'10", A DISTANCE OF 75.19 FEET;

THENCE SOUTH 00° 06'53" EAST, 800 FEET;

THENCE SOUTH 78° 40' 07" WEST, 193.04 FEET (193.53 RECORD) TO A POINT ON THE WESTERLY LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, SAID POINT BEING APPROXIMATELY 350.5 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4;

THENCE NORTH 00° 05' 13" WEST, ALONG THE WESTERLY BOUNDARY OF SAID EAST 1/2, 1154.83 FEET, TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37791 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL MINERAL RIGHTS AS QUITCLAIMED IN THAT CERTAIN DEED RECORDED MAY 19, 1998 AS INSTRUMENT NO. 201529.

TOGEGHER WITH THOSE PORTIONS OF:

Parcel "2"

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWEST LINE OF THE STATE HIGHWAY, ROUTE 19, AT THE INTERSECTION WITH THE EASTERLY LINE OF UNIVERSITY KNOLLS, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE(S) 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 30° 33' 13" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, 294.27 FEET;

THENCE SOUTH 32° 36'18" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, 75.17 FEET, TO THE **TRUE POINT OF BEGINNING OF PARCEL "2"**;

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT NO. P06-0314

THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050 FEET, THROUGH AN ANGLE OF 06° 05' 20", A DISTANCE OF 111.59 FEET, THE INITIAL RADIAL LINE BEARS NORTH 55° 20'37" EAST;

THENCE SOUTH 0° 14' 07" WEST, 256.74 FEET;

THENCE NORTH 89° 52' 20" WEST 69.08 FEET (70 FEET RECORD), TO THE WESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO MACK-RUBIDOUX POST NO. 1726, VETERANS OF FOREIGN WARS OF THE UNITED STATES, A CORPORATION, BY DEED RECORDED JANUARY 19, 1950 IN BOOK 1140 PAGE 114 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 0° 07' 38" EAST (RECORDED NORTH 0° 06' 53" WEST), ALONG THE WESTERLY LINE THEREOF, 347.10 FEET, TO THE **TRUE POINT OF BEGINNING OF PARCEL "2"**;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, IN DEED RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37791 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL MINERAL RIGHTS AS QUITCLAIMED IN THAT CERTAIN DEED RECORDED MAY 19, 1998 AS INSTRUMENT NO. 201529.

LYING NORTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE NORTH 0° 05' 13" WEST ALONG THE WESTERLY LINE OF SAID EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1038.21 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89° 52' 07" EAST, A DISTANCE OF 225.80 FEET **TO ITS EASTERLY TERMINUS** SAID ENDPOINT BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID DEED RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37791.

The above described parcel is shown on Exhibits "B" attached herewith and by this reference made a part hereof.

Parcel "A" contains an area of 0.616 Acres more or less.

PREPARED BY:

Jens Thielmann

JENS THIELMANN, R.C.E. 25742
MY LICENSE EXPIRES 12/31/09

5-25-06

DATE



PARCEL "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL THOSE PORTIONS OF:

Parcel 1

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE STATE HIGHWAY, ROUTE 19, AT ITS INTERSECTION WITH THE EASTERLY LINE OF UNIVERSITY KNOLLS, AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE(S) 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 30° 33' 13" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, 294.27 FEET;

THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1050 FEET, THROUGH AN ANGLE OF 04° 06'10", A DISTANCE OF 75.19 FEET;

THENCE SOUTH 00° 06'53" EAST, 800 FEET;

THENCE SOUTH 78° 40' 07" WEST, 193.04 FEET (193.53 RECORD) TO A POINT ON THE WESTERLY LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, SAID POINT BEING APPROXIMATELY 350.5 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4;

THENCE NORTH 00° 05' 13" WEST, ALONG THE WESTERLY BOUNDARY OF SAID EAST 1/2, 1154.83 FEET, TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37791 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL MINERAL RIGHTS AS QUITCLAIMED IN THAT CERTAIN DEED RECORDED MAY 19, 1998 AS INSTRUMENT NO. 201529.

TOGEGHER WITH THOSE PORTIONS OF:

Parcel "2"

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWEST LINE OF THE STATE HIGHWAY, ROUTE 19, AT THE INTERSECTION WITH THE EASTERLY LINE OF UNIVERSITY KNOLLS, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE(S) 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 30° 33' 13" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, 294.27 FEET;

THENCE SOUTH 32° 36'18" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, 75.17 FEET, TO THE **TRUE POINT OF BEGINNING OF PARCEL "2"**;

ADMINISTRATIVE LOT LINE ADJUSTMENT NO. P06-0314

THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050 FEET, THROUGH AN ANGLE OF 06° 05' 20", A DISTANCE OF 111.59 FEET, THE INITIAL RADIAL LINE BEARS NORTH 55° 20'37" EAST;

THENCE SOUTH 0° 14' 07" WEST, 256.74 FEET;

THENCE NORTH 89° 52' 20" WEST 69.08 FEET (70 FEET RECORD), TO THE WESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO MACK-RUBIDOUX POST NO. 1726, VETERANS OF FOREIGN WARS OF THE UNITED STATES, A CORPORATION, BY DEED RECORDED JANUARY 19, 1950 IN BOOK 1140 PAGE 114 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 0° 07' 38" EAST (RECORDED NORTH 0° 06' 53" WEST), ALONG THE WESTERLY LINE THEREOF, 347.10 FEET, TO THE TRUE POINT OF BEGINNING OF PARCEL "2";

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, IN DEED RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37791 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL MINERAL RIGHTS AS QUITCLAIMED IN THAT CERTAIN DEED RECORDED MAY 19, 1998 AS INSTRUMENT NO. 201529.

LYING SOUTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE NORTH 0° 05' 13" WEST ALONG THE WESTERLY LINE OF SAID EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1038.21 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 52' 07" EAST, A DISTANCE OF 225.80 FEET TO ITS EASTERLY TERMINUS SAID ENDPOINT BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID DEED RECORDED APRIL 2, 1965 AS INSTRUMENT NO. 37791.

The above described parcel is shown on Exhibits "B" attached herewith and by this reference made a part hereof.

Parcel "B" contains an area of 3.207 Acres more or less.

PREPARED BY:

Jens Thielmann
JENS THIELMANN, R.C.E. 25742
MY LICENSE EXPIRES 12/31/09

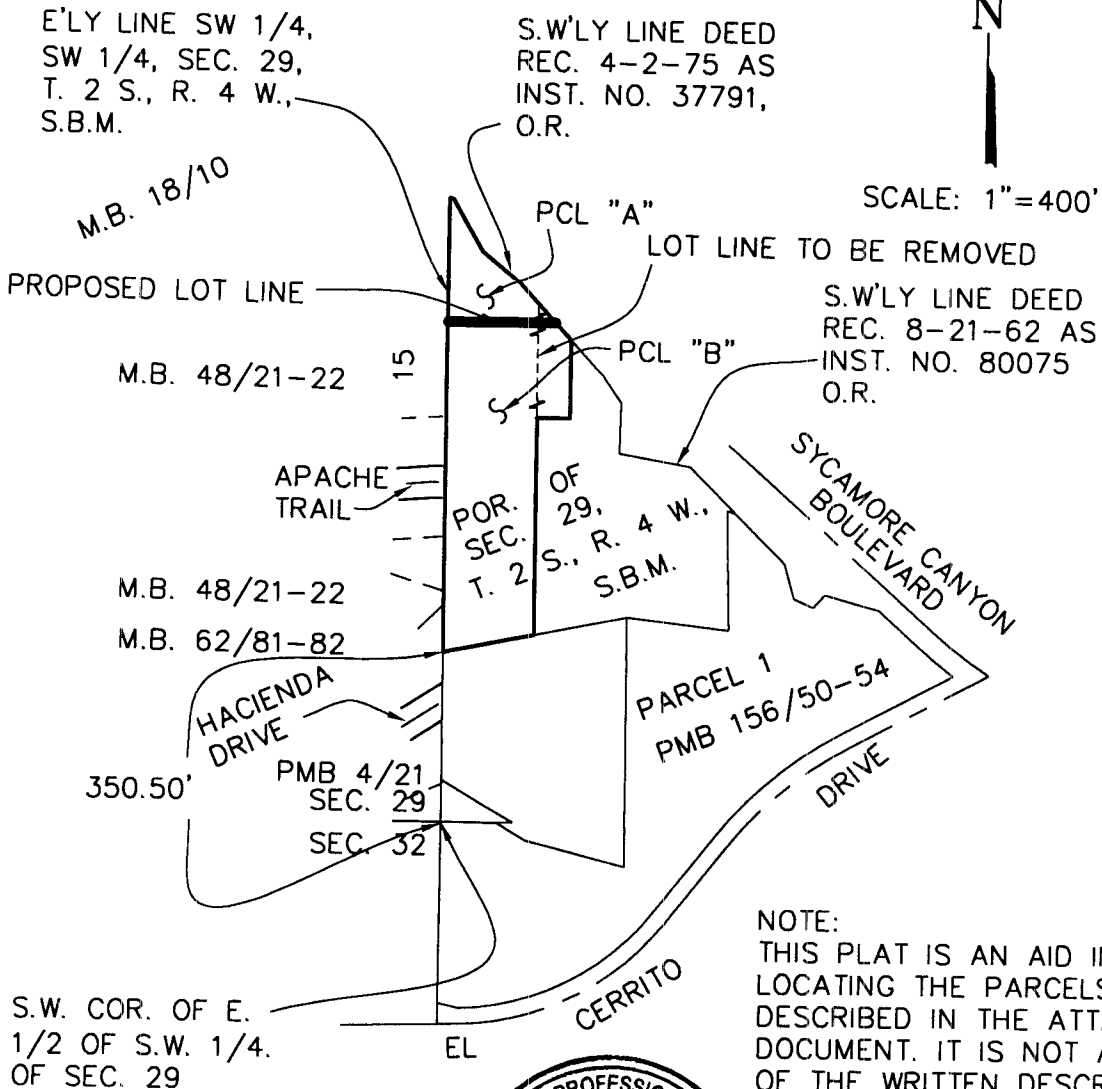
5-25-06
DATE



DESCRIPTION APPROVAL
Mark S. Brown
MARK S. BROWN
CITY SURVEYOR
DATE

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 ADMINISTRATIVE
 LOT LINE ADJUSTMENT NO. P06-0314

EXHIBIT "B"



PREPARED BY:

Jens Thielmann

JENS THIELMANN, R.C.E. 25742
 MY LICENSE EXPIRES 12/31/09



5-15-06
 DATE

SHEET 1 OF 1

42-5
 42-7