

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: LLA P06-0444  
APN: 138-120-009  
Address: La Sierra Ave/Indiana Ave

DOC # 2007-0071430  
01/31/2007 08:00A Fee:16.00  
Page 1 of 4  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 509

17

**LL-P06-0444**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner: RIVERWALK VISTA, 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 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 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: Clay Aaron 1-26-07  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On Jan. 26, 2007 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:

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



2007-0071430  
01/31/2007 08:00A  
2 of 4

**EXHIBIT "A"**  
**ADMINISTRATIVE PARCEL MERGER NO. P06-0444**

**PARCEL "A"**

Lots 2 through 4, 7 through 29, Lot "A" (Drexel Street), Lot "B" (Valley View Street), Lot "C" (Lowell Street), Lot "D" (Warren Street), Lot "E" (Richland Street) and Lot "F" of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County California.

**EXCEPTING THEREFROM** that portion lying Northwesterly of the Southeasterly line of Indiana Avenue as conveyed to the City of Riverside, by Deed recorded October 30, 1987 as inst. no. 314036, Official Records of Riverside County, California.

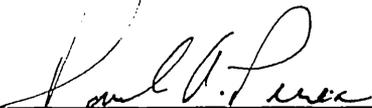
**ALSO EXCEPTING THEREFROM** that portion of La Sierra Avenue as conveyed to the City of Riverside, by Grant of Easement recorded October 21, 2005 as inst. no. 870872, Official Records of Riverside County, California.

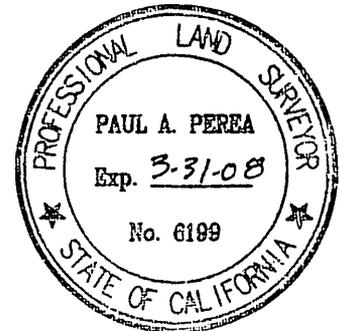
**ALSO EXCEPTING THEREFROM** that portion of said Lot "B" (Valley View Street), being Vallejo Avenue as accepted by Resolution No. 13064, recorded April 11, 1977 as inst. no. 60984, Official Records of Riverside County, California.

The above described parcel of land contains 64.975 acres, more or less.

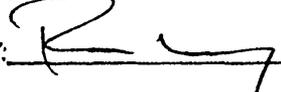
**PSOMAS**

Prepared under the direction of:

  
Paul A. Perea                      P.L.S. 6199                      01-16-07  
Date



DESCRIPTION APPROVAL:

BY:  01-29-07  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

W.O. 1104-007



2007-0071430  
01/31/2007 08:00A  
3 of 4

LL-P06-0444

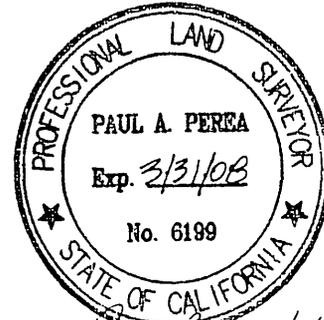
# ADMINISTRATIVE PARCEL MERGER No. P06-0444

## PORTION OF VALLEY VIEW FARMS PER M.B. 11/58, RECORDS OF RIV. CO., CA.

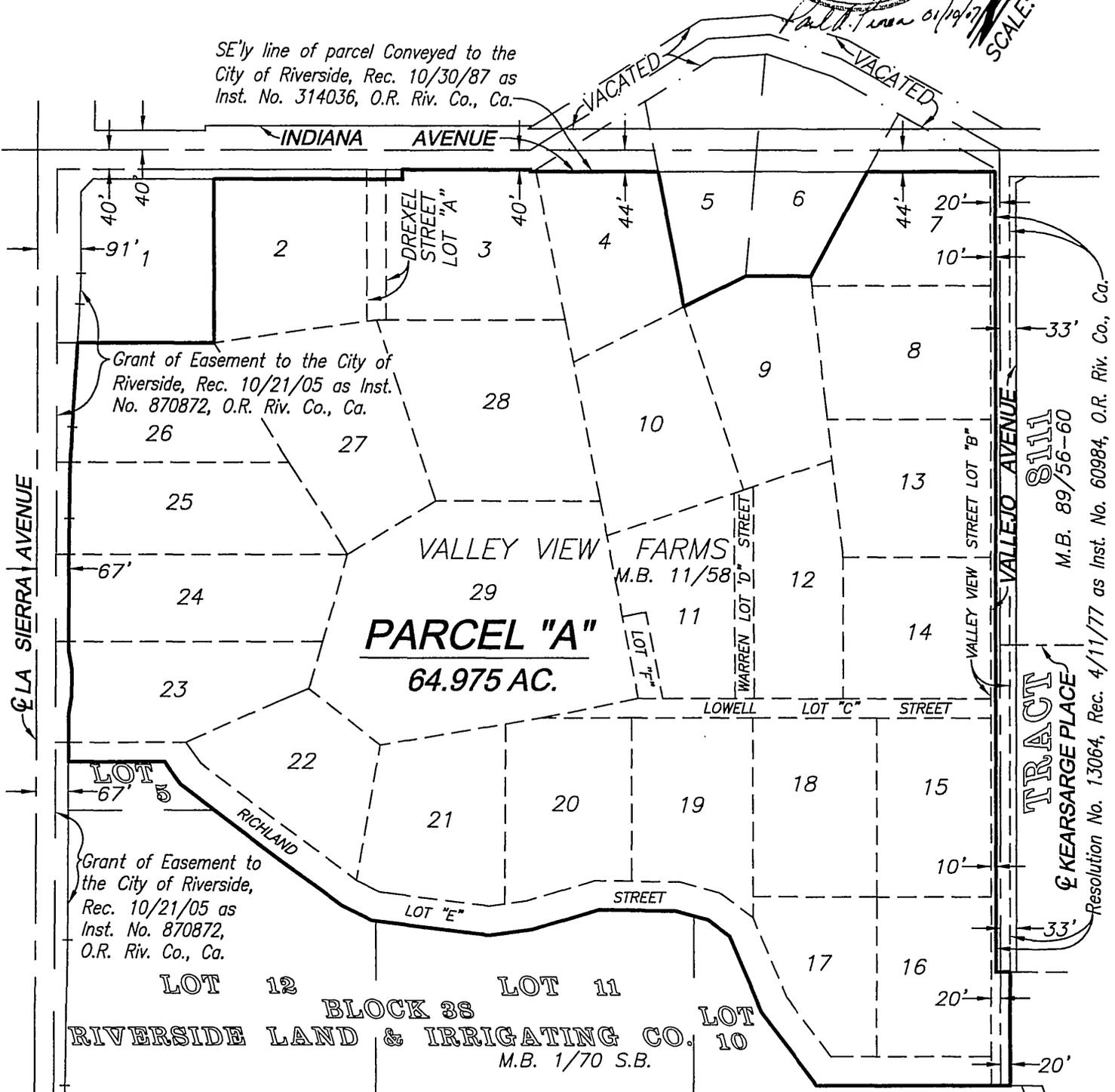
**OWNER:**  
RIVERWALK VISTA, LLC  
24005 Ventura Blvd.  
Calabasas, CA. 91302

**PREPARED BY:**  
PSOMAS  
2010 Iowa Avenue, Suite 101  
Riverside, CA 92507  
(951) 787-8421

**ASSESSOR'S PARCEL No.**  
138-120-005  
138-130-004  
138-130-010



SE'ly line of parcel Conveyed to the  
City of Riverside, Rec. 10/30/87 as  
Inst. No. 314036, O.R. Riv. Co., Ca.



Grant of Easement to the City of  
Riverside, Rec. 10/21/05 as Inst.  
No. 870872, O.R. Riv. Co., Ca.

Grant of Easement to  
the City of Riverside,  
Rec. 10/21/05 as  
Inst. No. 870872,  
O.R. Riv. Co., Ca.

VALLEJO AVENUE 8111  
M.B. 89/56-60  
KEARSARGE PLACE  
Resolution No. 13064, Rec. 4/11/77 as Inst. No. 60984, O.R. Riv. Co., Ca.

LOT 12 BLOCK 38 LOT 11  
RIVERSIDE LAND & IRRIGATING CO. LOT 10  
M.B. 1/70 S.B.



2007-0071430  
01/31/2007 08:08A  
4 of 4

79/6+8  
80/5+7

W.O. 1104-007

LL-P06-D444