

Recording requested by:

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NO CONSIDERATION

And when recorded, mail to:  
SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

Project: LLA P06-0447  
APN: 138-120-009  
Address: La Sierra Ave/Indiana Ave

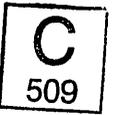
DOC # 2007-0071433  
01/31/2007 08:00A Fee:43.00  
Page 1 of 13  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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**LL-P06-0447**



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 TWO parcels 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 parcels 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: Craig Aaro 1-26-07  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

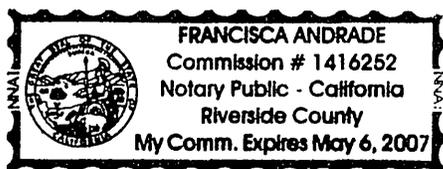
State of California }  
County of Riverside } ss

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:

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



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**EXHIBIT "A"**  
**ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0447**

**PARCEL "A"**

That portion of Lots 22 through 25 and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, also a portion of Lots 5 and 12 in Block 38 of Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the intersection of the Northeasterly line 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 and the Southeasterly line of said Lot 12;

Thence N.56°22'08"E. along said Southeasterly line, a distance of 60.95 feet;

Thence N.05°30'36"E., a distance of 284.48 feet;

Thence N.84°29'24"W., a distance of 11.08 feet;

Thence N.05°30'36"E., a distance of 119.00 feet;

Thence N.84°29'24"W., a distance of 3.00 feet;

Thence N.05°30'36"E., a distance of 57.50 feet;

Thence S.84°29'24"E., a distance of 3.00 feet;

Thence N.05°30'36"E., a distance of 130.50 feet;

Thence N.84°29'24"W., a distance of 1.00 feet;

Thence N.05°30'36"E., a distance of 52.50 feet;

Thence S.84°29'24"E., a distance of 1.00 feet;

Thence N.05°30'36"E., a distance of 109.27 feet;

Thence Westerly on a non-tangent curve concave Northerly, having a radius of 2000.00 feet, through an angle of 04°47'19", an arc length of 167.16 feet (the initial radial line bears S.06°02'49"W.);

Thence N.79°09'52"W., a distance of 13.64 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 378.00 feet, through an angle of 32°36'51", an arc length of 215.17 feet;

Thence N.46°33'01"W., a distance of 200.23 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 492.00 feet, through an angle of 12°38'03", an arc length of 108.49 feet;

Thence N.33°54'58"W., a distance of 50.00 feet;

Thence S.56°05'02"W., a distance of 41.90 feet;

Thence N.77°55'02"W., a distance of 19.58 feet;

Thence S.52°04'37"W., a distance of 62.60 feet;

Thence N.37°55'23"W., a distance of 3.00 feet;

Thence S.52°04'37"W., a distance of 73.00 feet;

Thence S.37°55'23"E., a distance of 54.56 feet;

Thence S.56°22'41"W., a distance of 41.82 feet to the Northeasterly line of said La Sierra Avenue;

Thence the following seven (7) courses along said Northeasterly line:  
S.33°37'19"E., a distance of 211.16 feet;

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S.43°34'37"E., a distance of 37.61 feet;  
S.33°37'19"E., a distance of 60.28 feet;  
S.23°40'01"E., a distance of 37.61 feet;  
S.33°37'19"E., a distance of 463.10 feet;  
S.32°51'29"E., a distance of 300.03 feet;  
S.33°37'19"E., a distance of 94.34 feet to the point of beginning.

The above described parcel of land contains 8.588 acres, more or less.

**PARCEL "B"**

That portion of Lots 21, 22 and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, also a portion of Lots 10, 11 and 12 in Block 38 of Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the Northeasterly line 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 and the Southeasterly line of said Lot 12;

Thence N.56°22'08"E. along said Southeasterly line, a distance of 60.95 feet to the Point of Beginning of the parcel of land to be described;

Thence continuing N.56°22'08"E. along said Southeasterly line, a distance of 457.21 feet to the Southerly corner of Parcel 1171-3K as conveyed to Riverside County Flood Control and Water Conservation District by Deed recorded June 28, 1988 as inst. no. 178328 and re-recorded July 8, 1988 as inst. no. 189586, both of Official Records of Riverside County, California;

Thence the following five (5) courses along the Southwesterly and Northwesterly line of said Parcel 1171-3K, Parcel 1171-3B, Parcel 1171-3C and Parcel 1171-3G as conveyed to Riverside County Flood Control and Water Conservation District by Deed recorded June 28, 1988 as inst. no. 178328 and re-recorded July 8, 1988 as inst. no. 189586, recorded November 25, 1987 as inst. no. 337159, recorded November 25, 1987 as inst. no. 337160, recorded November 25, 1987 as inst. no. 337164, all of Official Records of Riverside County, California:

N.19°11'30"W., a distance of 77.29 feet;

Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 469.97 feet, through an angle of 14°26'22", an arc length of 118.44 feet (the initial radial line bears S.19°11'30"E.);

N.56°22'08"E., a distance of 656.05 feet;

N.33°37'52"W., a distance of 4.00 feet;

Northeasterly on a non-tangent curve concave Southeasterly, having a radius of 534.00 feet, through an angle of 25°02'56", an arc length of 233.46 feet (the initial radial line bears N.33°37'52"W.);

Thence S.81°25'04"W., a distance of 309.23 feet;

Thence N.08°39'17"W., a distance of 2.75 feet;

Thence S.81°20'43"W., a distance of 9.07 feet;

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Thence N.21°06'16"E., a distance of 15.41 feet;  
Thence N.55°27'58"W., a distance of 104.19 feet;  
Thence N.16°21'41"E., a distance of 9.43 feet;  
Thence N.44°53'08"W., a distance of 56.00 feet;  
Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 422.00 feet, through an angle of 37°15'51", an arc length of 274.46 feet (the initial radial line bears S.44°53'08"E.);  
Thence S.82°22'43"W., a distance of 13.64 feet;  
Thence Westerly on a curve concave Northerly, having a radius of 1972.00 feet, through an angle of 13°40'33", an arc length of 470.70 feet;  
Thence S.05°30'36"W., a distance of 137.27 feet;  
Thence N.84°29'24"W., a distance of 1.00 feet;  
Thence S.05°30'36"W., a distance of 52.50 feet;  
Thence S.84°29'24"E., a distance of 1.00 feet;  
Thence S.05°30'36"W., a distance of 130.50 feet;  
Thence N.84°29'24"W., a distance of 3.00 feet;  
Thence S.05°30'36"W., a distance of 57.50 feet;  
Thence S.84°29'24"E., a distance of 3.00 feet;  
Thence S.05°30'36"W., a distance of 119.00 feet;  
Thence S.84°29'24"E., a distance of 11.08 feet;  
Thence S.05°30'36"W., a distance of 284.48 feet to the point of beginning.

The above described parcel of land contains 9.164 acres, more or less.

**PARCEL "C"**

That portion of Lots 16 and 17, Lot "B" (Valley View Street) and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, also a portion of Lots 10 and 11 in Block 38 of Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said Lot "B" (Valley View Street), said corner being on the Northeasterly line of said Lot 10;

Thence S.33°36'26"E. along said Northeasterly line, a distance of 95.65 feet to the most Easterly corner of said Lot 10;

Thence S.56°22'08"W. along the Southeasterly line of said Lot 10, a distance of 395.94 feet to the most Northerly corner of Parcel 1171-3G as shown on Record of Survey on file in Book 80 at Pages 72 through 77 thereof, Records of Riverside County, California;

Thence S.81°25'04"W. along the Northwesterly line of said Parcel 1171-3G and the Southwesterly prolongation thereof, a distance of 341.77 feet;

Thence N.08°39'17"W., a distance of 2.75 feet;

Thence S.81°20'43"W., a distance of 9.07 feet;

Thence N.21°06'16"E., a distance of 15.41 feet;

Thence N.55°27'58"W., a distance of 104.19 feet;

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Thence N.16°21'41"E., a distance of 9.43 feet;  
Thence N.44°53'08"W., a distance of 56.00 feet;  
Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 422.00 feet, through an angle of 36°58'51", an arc length of 272.38 feet (the initial radial line bears S.44°53'08"E.);  
Thence S.81°51'59"E., a distance of 28.00 feet;  
Thence Southerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 06°38'49", an arc length of 52.20 feet (the initial radial line bears S.81°51'59"E.);  
Thence S.75°13'10"E., a distance of 42.24 feet;  
Thence N.81°16'55"E., a distance of 435.20 feet;  
Thence S.54°54'06"E., a distance of 27.38 feet;  
Thence N.81°25'04"E., a distance of 103.24 feet to the Northeasterly line of said Lot "B" (Valley View Street);  
Thence S.33°37'13"E. along said Northeasterly line, a distance of 15.15 feet to the point of beginning.

The above described parcel of land contains 4.140 acres, more or less.

**PARCEL "D"**

All of Lots 11, 19, 20, 29, Lot "D" (Warren Street) and Lot "F", and a portion of Lots 9, 10, 12, 14, 17, 18, 21 through 25, 27, 28, Lot "C" (Lowell Street) and Lot "E" (Richland Street) of Valley View Farms as shown by map on file in Book 11 of Maps at Page 58 thereof, Records of Riverside County, California, also a portion of Lots 10 and 11 in Block 38 of Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Indiana Avenue and La Sierra Avenue (Taylor Street) as shown on said Valley View Farms;  
Thence S.33°37'19"E. along the centerline of said La Sierra Avenue (Taylor Street), a distance of 821.14 feet;  
Thence N.56°22'41"E., a distance of 67.00 feet to the Northeasterly line 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, being the Point of Beginning of the parcel of land to be described;  
Thence continuing N.56°22'41"E., a distance of 41.82 feet;  
Thence N.37°55'23"W., a distance of 54.56 feet;  
Thence N.52°04'37"E., a distance of 73.00 feet;  
Thence S.37°55'23"E., a distance of 3.00 feet;  
Thence N.52°04'37"E., a distance of 62.60 feet;  
Thence S.77°55'02"E., a distance of 19.58 feet;  
Thence N.56°05'02"E., a distance of 41.90 feet;  
Thence S.33°54'58"E., a distance of 50.00 feet;  
Thence Southeasterly on a curve concave Northeasterly, having a radius of 492.00 feet, through an angle of 12°38'03", an arc length of 108.49 feet;  
Thence S.46°33'01"E., a distance of 200.23 feet;

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Thence Southeasterly on a curve concave Northeasterly, having a radius of 378.00 feet, through an angle of 32°36'51", an arc length of 215.17 feet;  
Thence S.79°09'52"E., a distance of 13.64 feet;  
Thence Easterly on a curve concave Northerly, having a radius of 2000.00 feet, through an angle of 04°47'19", an arc length of 167.16 feet;  
Thence N.05°30'36"E., a distance of 28.00 feet;  
Thence Easterly on a non-tangent curve concave Northerly, having a radius of 1972.00 feet, through an angle of 13°40'33", an arc length of 470.70 feet (the initial radial line bears S.06°03'16"W.);  
Thence N.82°22'43"E., a distance of 13.64 feet;  
Thence Northeasterly on a curve concave Northwesterly, having a radius of 422.00 feet, through an angle of 74°14'42", an arc length of 546.84 feet;  
Thence S.81°51'59"E., a distance of 28.00 feet;  
Thence Northerly on a non-tangent curve concave Westerly, having a radius of 450.00 feet, through an angle of 14°09'01", an arc length of 111.14 feet (the initial radial line bears S.81°51'59"E.);  
Thence N.06°01'00"W., a distance of 150.94 feet;  
Thence Northwesterly on a curve concave Southwesterly, having a radius of 422.00 feet, through an angle of 55°05'36", an arc length of 405.78 feet;  
Thence N.61°06'36"W., a distance of 385.87 feet;  
Thence Northwesterly on a curve concave Southwesterly, having a radius of 450.00 feet, through an angle of 35°36'29", an arc length of 279.67 feet;  
Thence S.06°43'05"E., a distance of 28.00 feet;  
Thence S.74°21'25"W., a distance of 49.36 feet;  
Thence S.46°53'18"W., a distance of 59.25 feet;  
Thence S.34°30'39"W., a distance of 18.99 feet;  
Thence S.83°33'50"W., a distance of 2.76 feet;  
Thence S.32°31'13"W., a distance of 40.17 feet;  
Thence S.15°19'07"W., a distance of 28.48 feet;  
Thence S.04°11'22"W., a distance of 70.07 feet;  
Thence S.33°28'41"W., a distance of 96.60 feet;  
Thence S.31°44'51"W., a distance of 142.65 feet;  
Thence S.27°02'14"W., a distance of 106.50 feet;  
Thence S.62°29'31"W., a distance of 34.69 feet;  
Thence S.46°34'13"W., a distance of 39.46 feet;  
Thence S.27°31'37"W., a distance of 103.95 feet;  
Thence S.00°13'19"W., a distance of 92.87 feet;  
Thence S.20°15'29"E., a distance of 23.79 feet;  
Thence S.40°44'16"E., a distance of 106.06 feet;  
Thence S.49°15'44"W., a distance of 22.70 feet;  
Thence N.46°33'01"W., a distance of 87.77 feet;  
Thence Northwesterly on a curve concave Northeasterly, having a radius of 178.00 feet, through an angle of 14°37'55", an arc length of 45.46 feet;  
Thence N.31°55'06"W., a distance of 2.59 feet;  
Thence Northwesterly on a curve concave Northeasterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;

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Thence N.17°02'33"W., a distance of 60.78 feet;  
Thence Northwesterly and Southwesterly on a curve concave Southwesterly, having a radius of 65.00 feet, through an angle of 119°45'06", an arc length of 135.85 feet;

Thence S.43°12'21"W., a distance of 60.78 feet;  
Thence Southwesterly on a curve concave Northwesterly, having a radius of 96.00 feet, through an angle of 14°52'33", an arc length of 24.92 feet;

Thence S.58°04'54"W., a distance of 1.31 feet;

Thence N.73°05'19"W., a distance of 34.63 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 322.00 feet, through an angle of 07°07'54", an arc length of 40.08 feet (the initial radial line bears N.65°44'28"E.);

Thence S.58°36'34"W., a distance of 44.00 feet;

Thence N.31°23'26"W., a distance of 0.74 feet;

Thence S.58°19'19"W., a distance of 44.51 feet;

Thence S.31°40'41"E., a distance of 33.00 feet;

Thence S.58°19'19"W., a distance of 77.00 feet;

Thence N.31°40'41"W., a distance of 36.00 feet;

Thence S.58°19'19"W., a distance of 94.62 feet to the Northeasterly line of said La Sierra Avenue as conveyed to the City of Riverside by Grant of Easement;

Thence Southeasterly along said Northeasterly line on a non-tangent curve concave Northeasterly, having a radius of 2990.00 feet, through an angle of 02°57'18", an arc length of 154.21 feet (the initial radial line bears S.59°19'59"W.);

Thence S.33°37'19"E. continuing along said Northeasterly line, a distance of 60.62 feet to the point of beginning.

The above described parcel of land contains 29.133 acres, more or less.

**PSOMAS**

Prepared under the direction of:

Paul A. Perea  
Paul A. Perea P.L.S. 6199

01/16/07  
Date



DESCRIPTION APPROVAL:

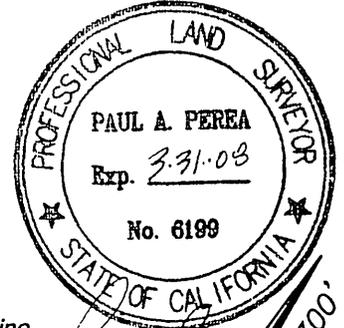
BY: Mark S. Brown 01-29-07  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

W.O. 1104-007

# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0447

PORTION OF VALLEY VIEW FARMS PER M.B. 11 / 58  
AND R.L. & I. CO. M.B. 1/70 S.B., REC. OF RIV. CO., CA.



**OWNER:**  
RIVERWALK VISTA, LLC  
24005 Ventura Blvd.  
Calabasas, CA. 91302  
ASSESSOR'S PARCEL No. 138-120-005  
138-120-007  
138-130-004  
138-130-009  
138-130-010

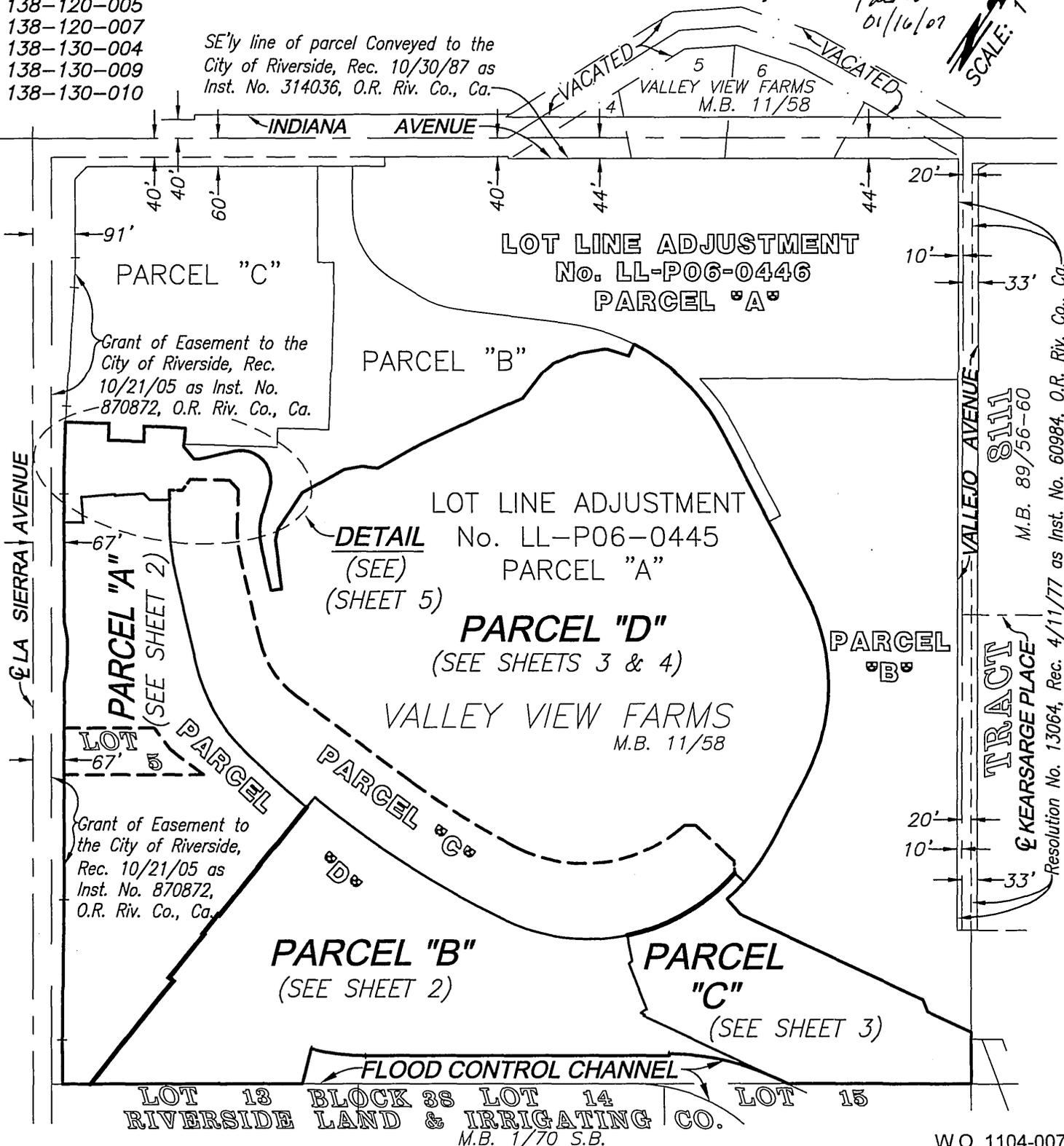
**PREPARED BY:**  
PSOMAS  
2010 Iowa Avenue, Suite 101  
Riverside, CA 92507

### INDEX SHEET

**Legend**  
--- Indicates deleted line  
— Indicates adjusted line

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

SCALE: 1"=300'



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01/31/2007 08:08A  
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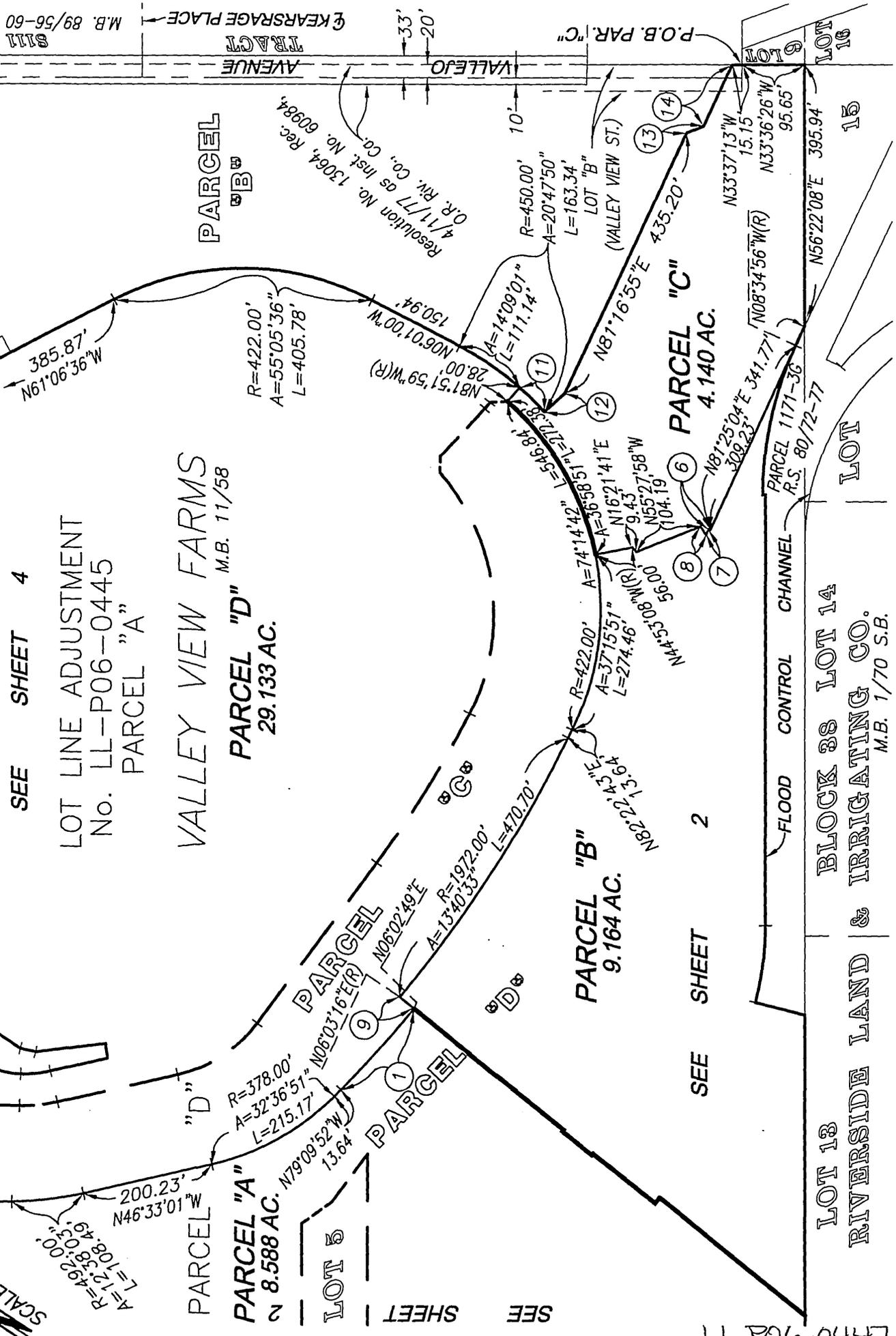
VALLEJO AVENUE  
TRACT 8111  
M.B. 89/56-60  
KEARSARGE PLACE  
Resolution No. 13064, Rec. 4/11/77 as Inst. No. 60984, O.R. Riv. Co., Ca.

LOT 13 BLOCK 38 LOT 14 LOT 15  
RIVERSIDE LAND & IRRIGATING CO.  
M.B. 1/70 S.B.



# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-0447

COURSE DATA  
SEE SHEETS 2 & 5



SEE SHEET 5

SEE SHEET 4

LOT LINE ADJUSTMENT  
No. LL-P06-0445  
PARCEL "A"

VALLEY VIEW FARMS  
M.B. 11/58  
PARCEL "D"  
29.133 AC.

PARCEL "B"  
9.164 AC.  
SEE SHEET 2

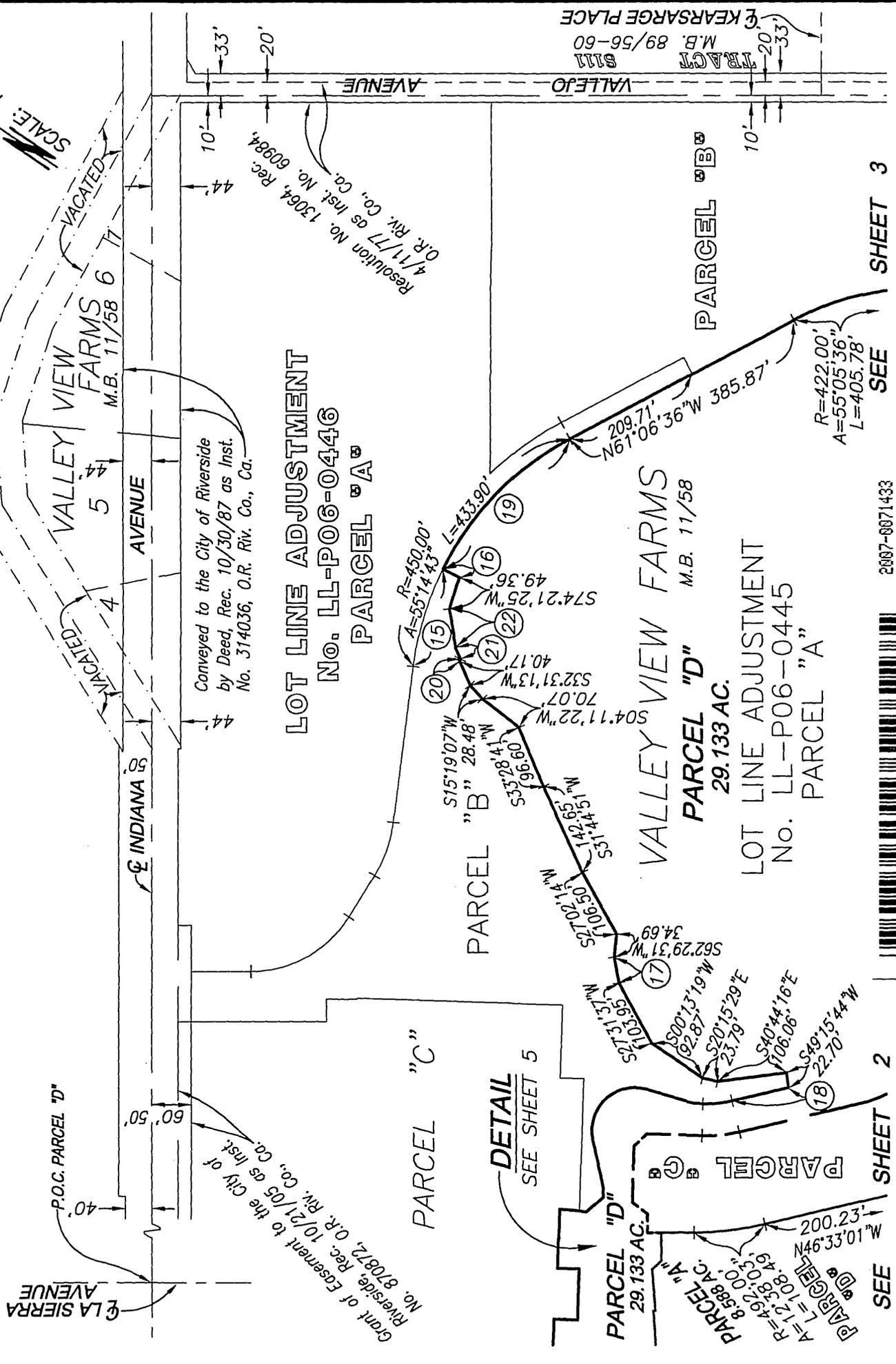
PARCEL "C"  
4.140 AC.

SCALE: 1"=200'

LL-P06-0447

# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-P06-447

**COURSE DATA**  
SEE SHEETS 2 & 5



LA SIERRA AVENUE

P.O.C. PARCEL "D"

INDIANA AVENUE

**LOT LINE ADJUSTMENT**  
**No. LL-P06-0446**  
**PARCEL "A"**

Conveyed to the City of Riverside  
by Deed, Rec. 10/30/87 as Inst.  
No. 314036, O.R. Riv. Co., Ca.

Resolution No. 13064, Rec.  
4/11/77 as Inst. No. 60984,  
O.R. Riv. Co., Ca.

PARCEL "C"

**DETAIL**  
SEE SHEET 5

**PARCEL "D"**  
29.133 AC.

**VALLEY VIEW FARMS**  
**PARCEL "D"** M.B. 11/58  
29.133 AC.

**LOT LINE ADJUSTMENT**  
**No. LL-P06-0445**  
**PARCEL "A"**

**PARCEL "B"**

**SEE SHEET 2**

**SEE SHEET 3**

SCALE: 1"=200'

VALLEJO AVENUE  
TRACT M.B. 89/56-60  
KARSARGE PLACE

R=422.00'  
A=55°05'36"  
L=405.78'

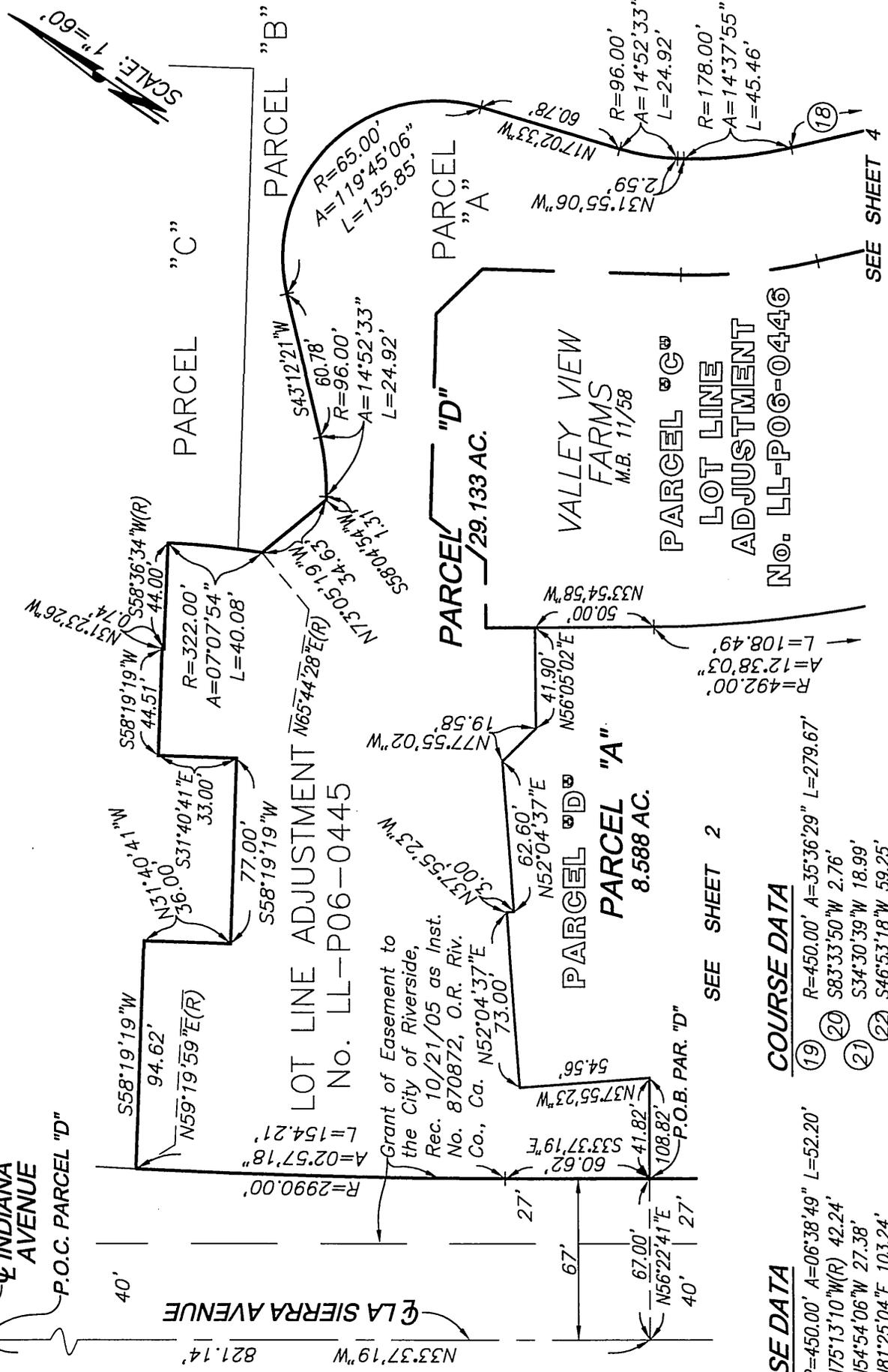
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81/31/2887 88: 888  
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# ADMINISTRATIVE

## LOT LINE ADJUSTMENT No. LL-P06-0447

INDIANA AVENUE  
P.O.C. PARCEL "D"



7916+3  
8015+7

1 LL-P06-0447



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13 6/13