

PLEASE COMPLETE THIS INFORMATION

145780

RECORDING REQUESTED BY:

STEWART TITLE OF THE INLAND EMPIRE

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

AND WHEN RECORDED MAIL TO:

APR 23 1996

City of Riverside

Public Works Dept. 3900 Main St.

Riverside, Ca. 92522

Escrow no: 18096-1

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

Our Order No: 120355-11 (A)

A.P. #009-064/250-240-005-4

SPACE ABOVE FOR RECORDER'S USE ONLY

#009-064/250-250-003-3 & 013-2

(CITY OF RIVERSIDE)

CERTIFICATE OF COMPLIANCE

Title of Document

F-41.2

THIS AREA FOR

RECORDER'S

USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

Recording requested by:

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: CU-046-945  
University Ave. & 60/215 Fwy.  
A.P.N. 250-250-003, 013 &  
250-240-005

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **UNIVERSITY VILLAGE, LLC, a California limited liability company.**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on June 8, 1995, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: April 1, 1996

By [Signature]  
D. A. JENKINS  
SENIOR PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Liverdale } ss

On April 1, 1996, before me Janis Lowry  
(date) (name)

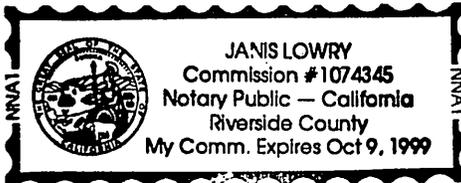
a Notary Public in and for said State, personally appeared

D. A. Jenkins  
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.

Janis Lowry  
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (X) Other

Senior Planner

- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

City of Riverside  
3900 Main Street  
Riverside Ca 92502



3050 Chicago Avenue  
 Suite 100  
 Riverside, CA 92507  
 (909) 782-0707

RICK ENGINEERING COMPANY

145780

Legal Description

Page 1 of 4

EXHIBIT "A"

TC Ref.	_____
Co.	_____
Order No.	_____
Date	_____
Descr.	_____
Rev. By	_____

ADJUSTED LEGAL DESCRIPTIONS

Parcel A

A portion of Parcel 1 and a portion of Parcel 2 per Parcel Map filed in Book 14, Page 10 of Parcel Maps, Records of Riverside County, California, all within the City Of Riverside, County of Riverside, State of California, and located in 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 2, 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 Parcel Map;

THENCE along said State Highway sideline South 39°03'24" East (South 39°38'14" East per said parcel map)458.29 feet;

THENCE South 50°56'36" West 48.00;

THENCE South 0°47'10" West 191.40 feet;

THENCE North 89°16'50" West 327.42 feet to the Easterly 55.00 foot half-width sideline of Iowa Avenue as shown on said Parcel Map;

THENCE along said Iowa Avenue sideline, North 0°47'10" East 545.85 feet to the beginning of 34.50 foot radius curve concave Southeasterly;

THENCE along the arc of said curve through a central angle of 55°54'31", a distance of 33.66 feet to said Linden Street sideline;

THENCE along said Linden Street sideline, South 89°12'10" East 55.49 feet to the TRUE POINT OF BEGINNING.

Containing 3.44 acres, more or less.

Page 2 of 4

**Parcel B**

A portion of Parcel 1 and a portion of Parcel 2 of Parcel Map on file in Book 14 Page 10 of Parcel Maps, Records of Riverside County, California, together with that portion of Lot 52, Lot 61 and Lot 62 of the East Riverside Land Company, Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by map on file in Book 6 Page 44 of Maps, Records San Bernardino County, California, all located within the City of Riverside, County of Riverside, State of California, more particularly described as follows:

COMMENCING at the Northeasterly corner of said Parcel 2, 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 Parcel Map;

THENCE along said State Highway sideline South  $39^{\circ}03'24''$  East (South  $39^{\circ}38'14''$  East per said parcel map) 458.29 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said State Highway sideline, South  $39^{\circ}03'24''$  East 609.08 feet;

THENCE continuing along said State Highway sideline, South  $34^{\circ}26'27''$  East 287.45 feet, to a point on the Northerly lot line of Parcel 3, per said Record of Survey, on file in Book 52 Page 69 of Record of Surveys, Records of said county;

THENCE along said Northerly line, North  $89^{\circ}16'50''$  West 121.40 feet to the Westerly line of said Parcel 3;

THENCE along said Westerly line, South  $0^{\circ}43'10''$  West 180.00 feet to the Northerly 58.00 foot half-width sideline of University Avenue as shown on said Parcel Map;

THENCE along said sideline of University Avenue, North  $89^{\circ}16'50''$  West 280.00 feet to the Easterly line of Parcel 1 per Record of Survey, on file in Book 53 Page 63 of Record of Surveys, records of said County;

THENCE along said Easterly line, North  $0^{\circ}43'10''$  East 150.00 feet to the Northerly line of said Parcel 1;

THENCE along said Northerly line, North  $89^{\circ}16'50''$  West 73.94 feet to Easterly line of Parcel 3 of said Parcel Map;

THENCE along said Easterly line, North  $0^{\circ}47'10''$  East 200.00 feet to the Southeasterly corner of said Parcel 1 of said Parcel Map;

THENCE along the Southerly line of said Parcel 1, North  $89^{\circ}16'50''$  West 445.00 feet to the Easterly 55.00 foot half-width sideline of Iowa Avenue as shown on said Parcel Map;

THENCE along said sideline North  $0^{\circ}47'10''$  East 311.00 feet;

THENCE South  $89^{\circ}16'50''$  East 327.42 feet;

THENCE North  $0^{\circ}47'10''$  East 191.40 feet;

THENCE North  $50^{\circ}56'36''$  East 48.00 feet to said State Highway sideline, also being and the TRUE POINT OF BEGINNING;

EXCEPTING therefrom that portion of said Parcel 1 of Parcel Map on file in Book 14 Page 10 of Parcel Maps, Records of Riverside County, California, and a portion of Lot 52 and a portion of Lot 61 of the East Riverside Land Company, subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by map on file in Book 6 Page 44 of Maps, records of San Bernardino County, more particularly described as follows:

COMMENCING at the Northeasterly corner of said Parcel 2, 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 Parcel Map;

THENCE along said State Highway sideline South 39°03'24" East 638.53 feet;

THENCE South 50°56'36" West 62.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 39°03'24" East 115.33 feet;

THENCE South 50°56'36" West 75.06 feet;

THENCE South 19°52'39" East 15.76 feet;

THENCE South 70°07'20" West 45.68 feet;

THENCE North 19°52'39" West 121.98 feet;

THENCE North 50°56'36" East 83.30 feet to the TRUE POINT OF BEGINNING.

Containing 8.04 acres, more or less.

**Parcel C**

A portion of Parcel 1 per Parcel Map filed as Book 14 Page 10 of Parcel Maps, Records of Riverside County, California, and a portion of Lot 52 and a portion of Lot 61 of the East Riverside Land Company, subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by map on file in Book 6 Page 44 of Maps, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the Northeasterly corner of Parcel 2 of said Parcel Map, 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 Parcel Map;

THENCE along State Highway sideline as shown on said Parcel Map, South 39°03'24" East (South 39°38'14" East per said parcel map) 638.53 feet;

THENCE South 50°56'36" West 62.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 39°03'24" East 115.33 feet;

THENCE South 50°56'36" West 75.06 feet;

THENCE South 19°52'39" East 15.76 feet;

THENCE South 70°07'20" West 45.68 feet;

THENCE North 19°52'39" West 121.98 feet;

THENCE North 50°56'36" East 83.30 feet to the TRUE POINT OF BEGINNING.

Containing 0.28 acres, more or less.

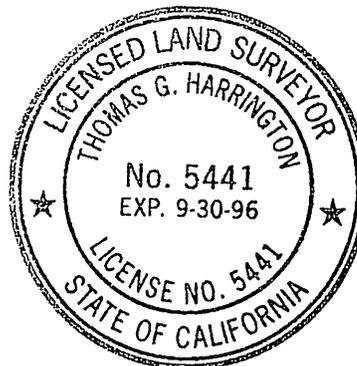
**RICK ENGINEERING COMPANY**

Prepared under the supervision of:



Thomas G. Harrington PLS No. 5441

3 - 29 - 96  
Dated

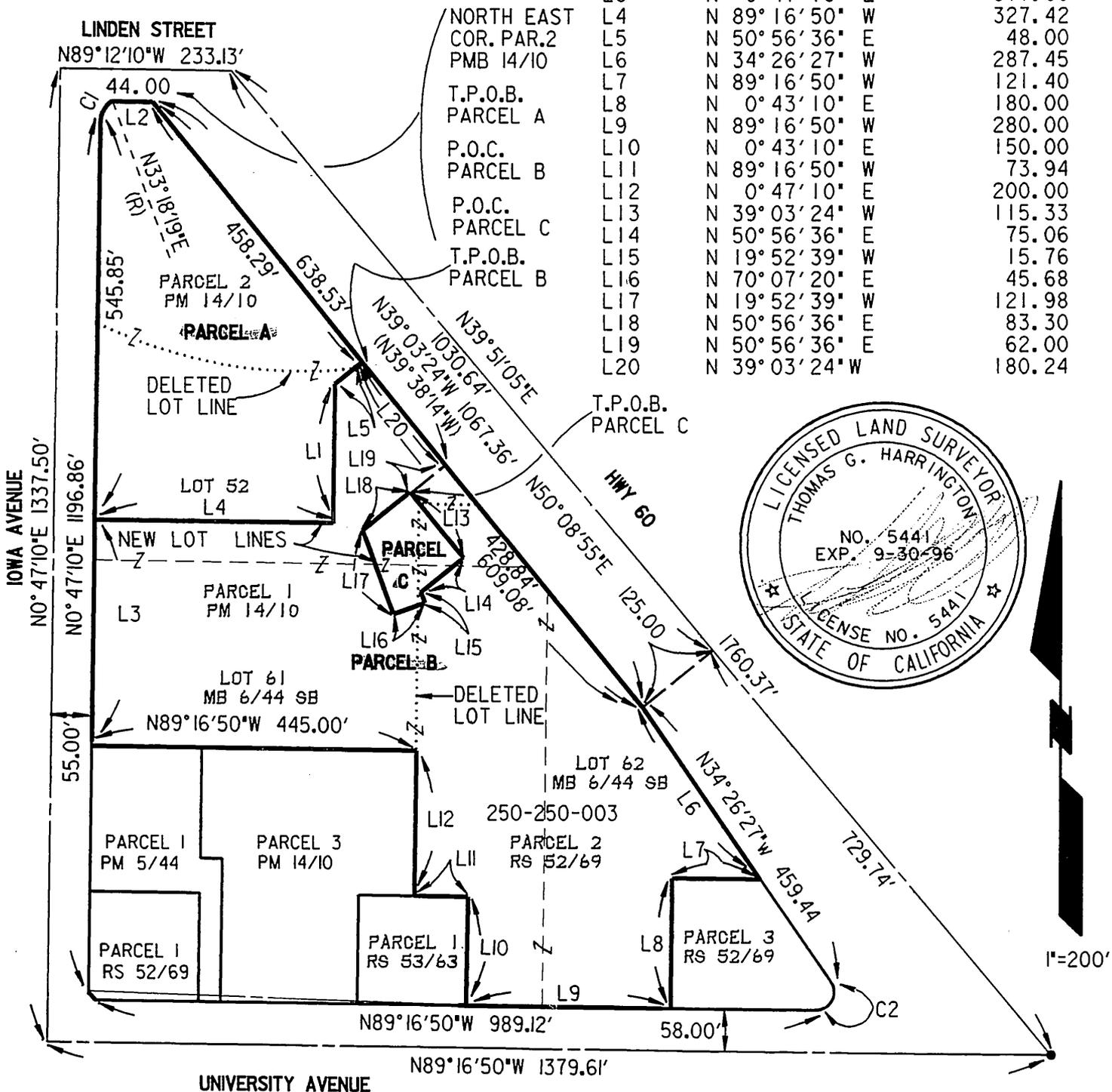


DESCRIPTION APPROVAL 3/29/96  
Amos by Kge  
SURVEYOR, CITY OF RIVERSIDE

PW-319-7

145780

No.	DELTA	ARC	RADIUS	NO	DIRECTION	DISTANCE
C1	55° 54' 31"	33.66	34.50	L1	N 0° 47' 10" E	191.40
C2	125° 09' 37"	54.61	25.00	L2	N 89° 12' 10" W	55.49
				L3	N 0° 47' 10" E	311.00
				L4	N 89° 16' 50" W	327.42
				L5	N 50° 56' 36" E	48.00
				L6	N 34° 26' 27" W	287.45
				L7	N 89° 16' 50" W	121.40
				L8	N 0° 43' 10" E	180.00
				L9	N 89° 16' 50" W	280.00
				L10	N 0° 43' 10" E	150.00
				L11	N 89° 16' 50" W	73.94
				L12	N 0° 47' 10" E	200.00
				L13	N 39° 03' 24" W	115.33
				L14	N 50° 56' 36" E	75.06
				L15	N 19° 52' 39" W	15.76
				L16	N 70° 07' 20" E	45.68
				L17	N 19° 52' 39" W	121.98
				L18	N 50° 56' 36" E	83.30
				L19	N 50° 56' 36" E	62.00
				L20	N 39° 03' 24" W	180.24



**LEGEND**

( ) - INDICATES RECORD PER PM 14/10  
 PROPOSED UNIVERSITY VILLAGE

THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**RICK ENGINEERING COMPANY**  
 CIVIL ENGINEERS SURVEYORS PLANNERS  
 3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507

SCALE 1"=200' DATE 1-12-1995 41-2