

Recording requested by:

DOC # 2004-0167086

03/10/2004 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



20

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	MSC.
	1		5						
					1				DP
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: LLA-P04-0040  
A.P.N. Por. 265-570-030

LL-P04-0040



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): MISSION VILLAGE SHOPPING CENTER, L.P., a California Limited Partnership

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: Jal ASE 3/8/04  
PRINCIPAL PLANNER DATE



**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On 3-8-04, before me Francisca Andrade  
(date) (name)

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

John A. Swieck  
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:

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



December 31, 2003

W.O. 1004-016

**EXHIBIT "A"**

**ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0040**

Parcel Map 30214 -- Regional Properties

**PARCEL "A"**

That portion of Parcels 10, 11 and 15 of Parcel Map 30214 as shown by map on file in Book 201 of Parcel Maps at Pages 37 through 39 thereof, Records of Riverside County, California, described as follows:

Commencing at the Northwest corner of said Parcel 10, also being the Southwest corner of Parcel 16 of said Parcel Map 30214;

Thence N.89°56'12"E. along the Northerly line of said Parcel 10, a distance of 96.62 feet to the Northwest corner of Parcel "A" of Lot Line Adjustment No. 034-023, recorded February 18, 2003 as instrument no. 110291, Official Records of Riverside County, California;

Thence S.00°04'02"E. along the Westerly line of said Parcel "A", a distance of 65.00 feet to a point on a line parallel with and 65.00 feet Southerly, measured at right angles from the Northerly line of said Parcel 10, said point being the Point of Beginning of the parcel of land to be described;

Thence the following three (3) courses continuing along the Westerly line of said Parcel "A":

S.00°04'02"E., a distance of 179.08 feet;

N.89°55'58"E., a distance of 37.32 feet;

S.00°04'02"E., a distance of 293.26 feet to the Southerly line of said Parcel 10;

Thence N.89°50'10"E. along the Southerly line of said Parcels 10, 15 and 11, a distance of 166.06 feet;

Thence Easterly continuing along the Southerly line of said Parcel 11 on a curve concave Northerly, having a radius of 667.00 feet, through an angle of 12°06'56", an arc length of 141.04 feet to the Southeast corner thereof;

Thence the following six (6) courses along the Easterly lines of said Parcel 11:

N.02°08'25"E., a distance of 260.00 feet;

N.67°34'45"E., a distance of 183.66 feet;

Northerly on a non-tangent curve concave Easterly, having a radius of 883.00 feet, through an angle of 02°17'05", an arc length of 35.21 feet (the initial radial line bears S.60°11'54"W.);

S.67°34'45"W., a distance of 175.00 feet;

N.00°03'48"W., a distance of 127.00 feet;

Northerly on a non-tangent curve concave Westerly, having a radius of 305.00 feet, through an angle of 07°00'25", an arc length of 37.30 feet (the initial radial line bears N.77°57'40"E.) to a line parallel with and 65.00 feet Southerly, measured at right angles from the Northerly line of said Parcel 10 and its Easterly prolongation thereof;

Thence S.89°56'12"W. along said parallel line, a distance of 334.59 feet to the point of beginning.

The above described parcel of land contains 3.633 acres, more or less.

2004-0167086  
02/18/2004 08:56AM  
3 of 5



LL-P04-0040-3

**PARCEL "B"**

That portion of Parcels 10, 11 and 15, and all of Parcel 16 of Parcel Map 30214 as shown by map on file in Book 201 of Parcel Maps at Pages 37 through 39 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of said Parcel 10, also being the Southwest corner of said Parcel 16;

Thence the following four (4) courses along the Westerly, Northerly and Easterly lines of said Parcel 16:

N.00°03'48"W., a distance of 422.16 feet;

N.89°49'46"E., a distance of 37.00 feet;

S.00°10'24"E., a distance of 250.00 feet;

S.87°07'16"E., a distance of 145.71 feet to the Northeast corner of said Parcel 16, also being the Northwest corner of said Parcel 15;

Thence the following three (3) courses along the Northerly and Easterly lines of said Parcels 15 and 11:

S.86°38'30"E., a distance of 68.85 feet;

S.00°10'24"E., a distance of 40.00 feet;

Southeasterly on a non-tangent curve concave Southwesterly, having a radius of 305.00 feet, through an angle of 50°04'32", an arc length of 266.56 feet (the initial radial line bears N.20°52'43"E.) to a line parallel with and 65.00 feet Southerly, measured at right angles from the Northerly line of said Parcel 10 and its Easterly prolongation thereof;

Thence S.89°56'12"W. along said parallel line, a distance of 334.59 feet to the Westerly line of Parcel "A" of Lot Line Adjustment No. 034-023, recorded February 18, 2003 as instrument no. 110291, Official Records of Riverside County, California;

Thence N.00°04'02"W. along said Westerly line, a distance of 65.00 feet to the Northwest corner of said Parcel "A", said corner being on the Northerly line of said Parcel 10;

Thence S.89°56'12"W. along the Northerly line of said Parcel 10, a distance of 96.62 feet to the point of beginning.

The above described parcel of land contains 1.910 acres, more or less.

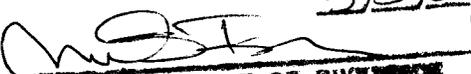
**CANTY ENGINEERING GROUP, INC.**

Prepared under the supervision of:

  
John W. Canty R.C.E. 17550

Feb 23, 2004  
Date



DESCRIPTION APPROVAL 3.5.04  
  
SUPERVISOR, CITY OF RIVERSIDE

2004-0167005  
03/18/2004 08:08A  
4 of 5

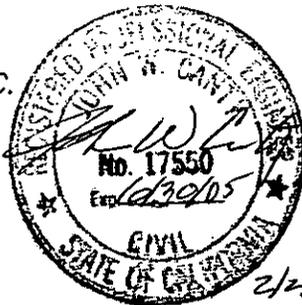


# ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0040

PARCELS 10, 11, 15 AND 16 OF PARCEL MAP 30214 PER P.M. 201 / 37-39,  
RECORDS OF RIV. CO., CA. -- IN SEC. 17, T. 3 S., R. 4 W., S.B.M.

SCALE: 1"=200'

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 Iowa Avenue, Suite 102  
Riverside, CA 92507  
(909) 683-5234

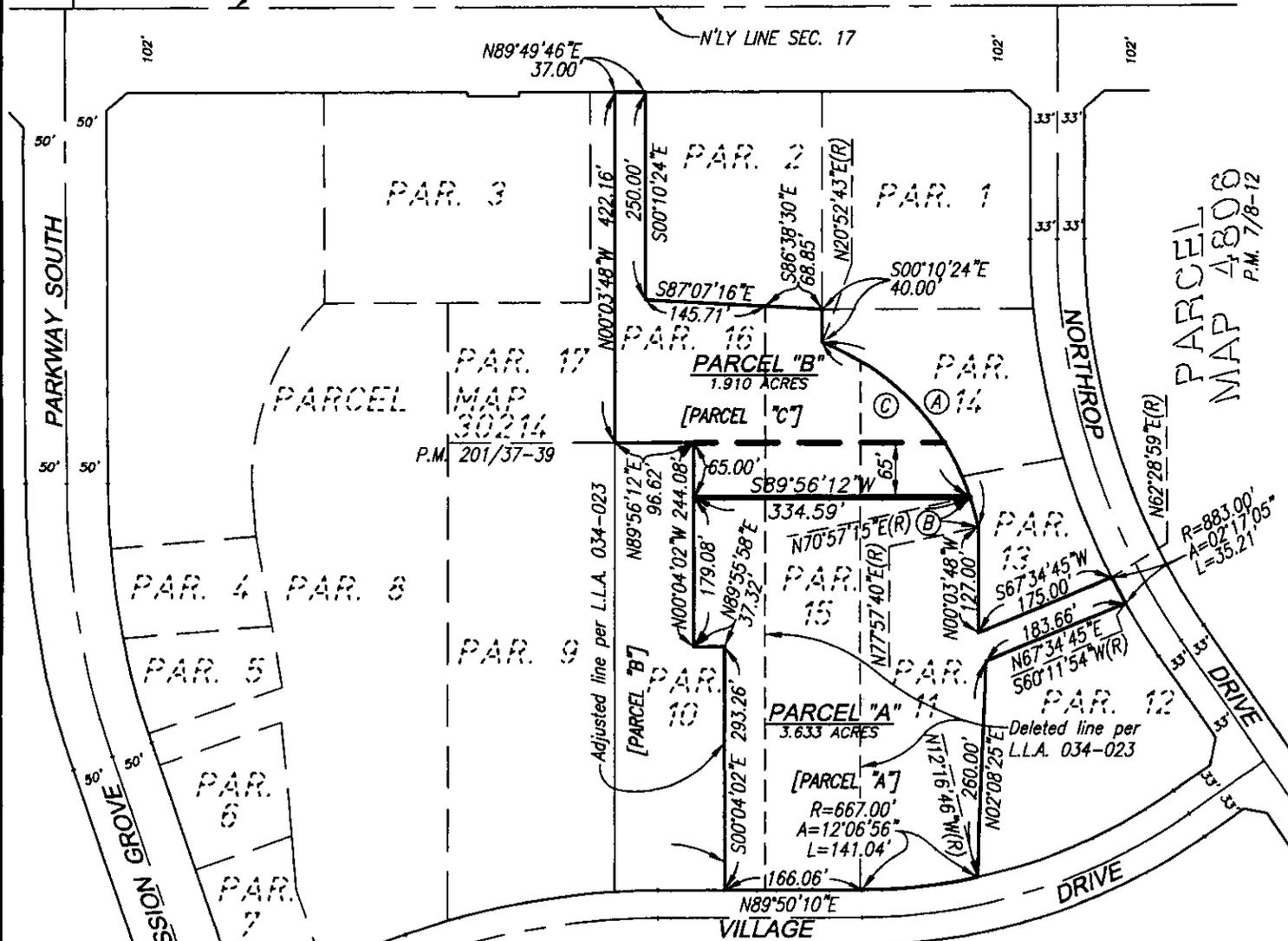


OWNER:  
MISSION VILLAGE SHOPPING CENTER, L.P.  
1875 Century Park East, Suite 1350  
Los Angeles, CA 90067

ASSESSOR'S PARCEL No.  
265-570-030 (Portion)

MISSION GROVE PARKWAY NORTH

ALESSANDRO BOULEVARD



PARCEL MAP 4808  
P.M. 7/8-12

R=883.00'  
A=02°17'05"  
L=35.21'

TRACT

27721  
M.B. 262/53-57

72-7  
87-1

- CURVE DATA
- (A) R=305.00' A=57°04'57" L=303.86'
  - (B) R=305.00' A=07°00'25" L=37.30'
  - (C) R=305.00' A=50°04'32" L=266.56'

- INDICATES DELETED LINE
- INDICATES ADJUSTED LINE
- [ ] INDICATES L.L.A. 034-023 PARCEL



2004-0167086  
03/18/2004 08:00A  
5 of 5

W.O. 1004-016

LL-P04-0040