

Recording requested by
First American Title-NCS y:

DOC # 2017-0038302
01/30/2017 10:27 AM Fees: \$24.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CLAUDIA #061

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0841 TRA 009-041
APN: 219-043-011, -012, -015, -016 & -019
Por. APN's: 219-043-010, -013, -014, -017 & -018

P16-0841
PARCEL A

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **PDP Olivewood LLC, a Delaware limited liability company**

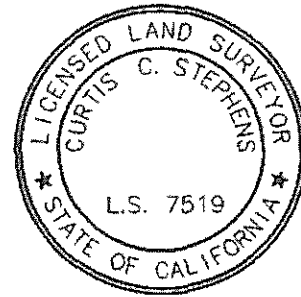
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Merger is hereby issued creating the ONE (1) parcel of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(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.**

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: *Curtis C. Stephens* 11/30/16
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside } ss

On November 30, 2016, before me, Angela Ferreira,
notary public, personally appeared, Curtis C. Stephens

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela Ferreira
Notary Signature

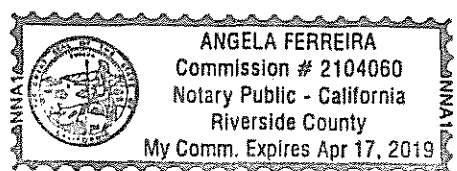


EXHIBIT "A"
LEGAL DESCRIPTION

Project: P16-0841
APN: 219-043-011, -012, -015, -016 & -019
Por. APN's: 219-043-010, -013, -014, -017 & -018

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 10 together with Lot 11 through Lot 14 inclusive, all in Block 4 of D.C. Twogood's Orange Grove Tract, as shown by map on file in Book 7, Page 42 of Maps, records of San Bernardino County, California;

TOGETHER WITH The southwesterly 40.00 feet of Lot 1 of said Block 4 of D.C. Twogood's Orange Grove Tract;

TOGETHER WITH Lot 2 through Lot 5 inclusive and the northerly rectangular 10 feet of Lot 6 and Lot 7, all in said Block 4 of D.C. Twogood's Orange Grove Tract;

EXCEPTING therefrom the northwesterly 19 feet of the southwesterly 40.00 feet of said Lot 1;


ALSO EXCEPTING therefrom the northwesterly 19 feet of said Lot 2 and said Lot 3;

ALSO EXCEPTING therefrom that portion of said Lot 4 lying northwesterly of a line 11.00 feet parallel and southeasterly, as measured at right angles to and concentric with the southeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded January 10, 1969 as Instrument No. 2894 of Official Records of Riverside County, California;

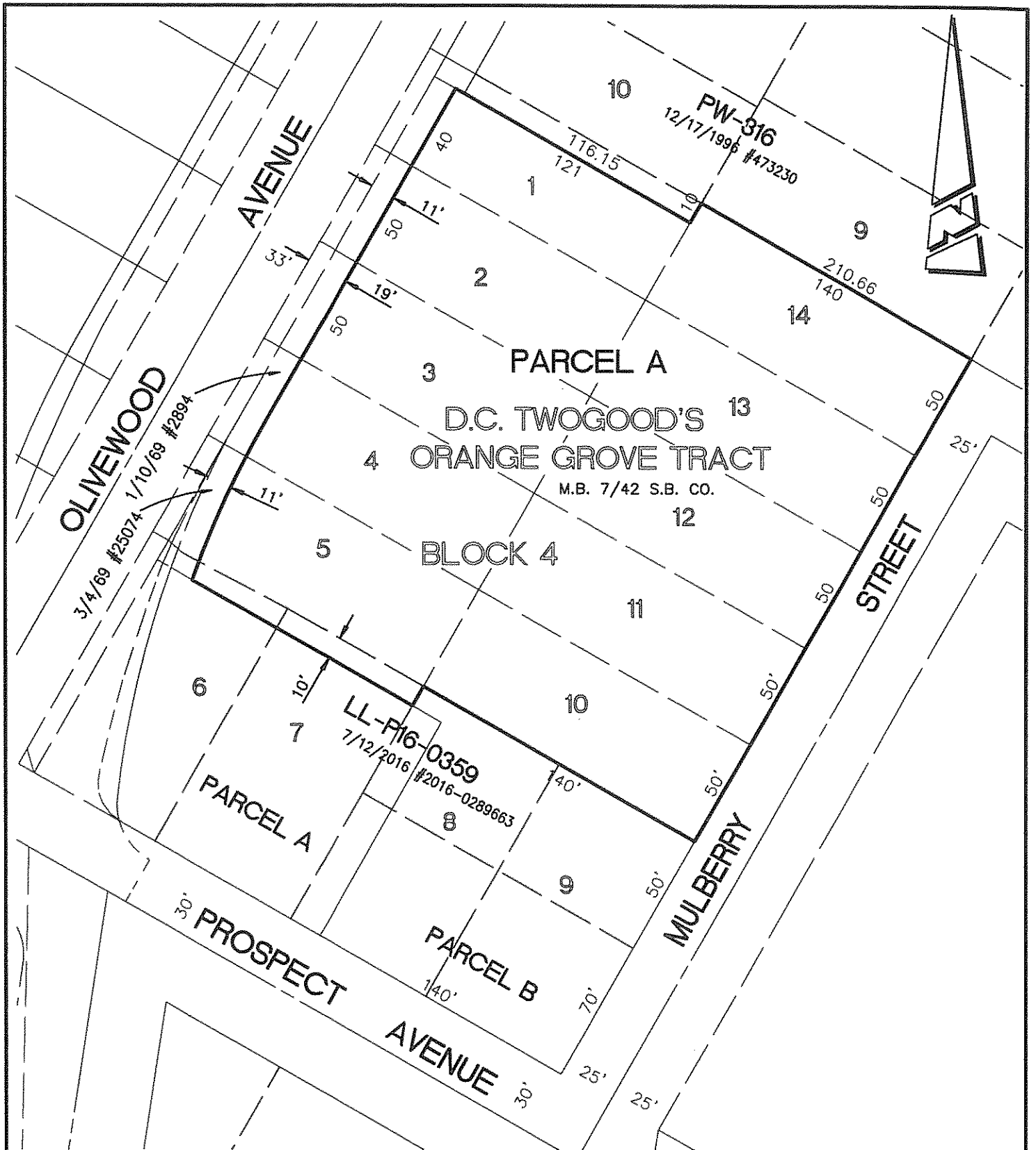
ALSO EXCEPTING therefrom that portion of said Lot 5 and Lot 6 lying northwesterly of a line 11.00 feet concentric to and southeasterly of the southeasterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded March 14, 1969 as Instrument No. 25074 of Official Records of Riverside County, California.

Area – 72,060 S.F. (1.654 Acres) more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 11/30/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date





● CITY OF RIVERSIDE, CALIFORNIA ●

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 10/12/16

SUBJECT: PXX-XXX LOT CONSOLIDATION

LL-P16-0841