

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

2018-0351233

08/31/2018 10:37 AM Fee: \$ 98.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



782

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0396
APN: 230-210-002, 020 & 032
Address: 7275 Indiana Avenue

LL-P18-0396
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): **Renal Ventures, LLC, a California 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 Line Merger is hereby issued creating the **ONE (1)** 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 7/25/18
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 July 25, 2018, before me, SHERYN LEE SMAY,
CURTIS C. STEPHENS,
notary public, personally appeared,

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.

Sheryn Smay

Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

LOT 45 TOGETHER WITH LOTS 46 AND 47, INCLUSIVE OF MADISON PARK, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 AT PAGES 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 47 DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 24, 1956 IN BOOK 1901, PAGE 304 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 46 DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1956 IN BOOK 1700, PAGE 228 OF OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 45 AND 46 DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE RECORDED JULY 19, 1964 AS INSTRUMENT NO. 75734 OF OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 45 LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLOGATION OF THAT CERTAIN COURSE DESCRIBED AS "SOUTH 55°12'40" WEST, 22.88 FEET" IN SAID PARCEL DESCRIBED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1956 IN BOOK 1700, PAGE 228 OF OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 24, 2004 AS DOCUMENT NO. 2004-389398 OF OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING AN AREA OF 0.782 ACRE, MORE OR LESS.



KEVIN D. MACDONALD, L.S. 8431

DATE: 7/17/18



DESCRIPTION APPROVAL:

BY:  7/24/18
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LL - P18 - 0396

LOT MERGER NO. LL-P18-0396

