

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

2018-0372273

09/17/2018 01:57 PM Fee: \$ 98.00

Page 1 of 4

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



782

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0464
APN: 215-202-004, and 018
Address: 4154 12th Street and 4201 Brockton Avenue,
Riverside, CA

**LL-P18-0464
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 CONSOLIDATION**

Property Owner(s): Brockton V, 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 Consolidation 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* *9/10/18*
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 *SEPTEMBER 10, 2018*, before me, *SHERYN LEE SMAY*,

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.

Sheryn Lee Smay
Notary Signature

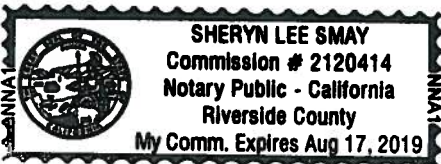


EXHIBIT "A"
LEGAL DESCRIPTION

P18-0464

APN: 215-202-004 & 215-202-018

PARCEL "A"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 12, RANGE 11 OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 12;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF TWELFTH STREET, 165 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF LOCUST STREET, 180 FEET;
THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF TWELFTH STREET, 55 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF LOCUST STREET, 40 FEET;
THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF TWELFTH STREET, 5 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF LOCUST, 140 FEET TO THE SOUTHERLY LINE OF TWELFTH STREET;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF TWELFTH STREET, 60 FEET, TO THE **POINT OF BEGINNING**.

TOGETHER WITH THE NORTHERLY RECTANGULAR HALF OF THE EASTERLY RECTANGULAR HALF OF BLOCK 12, RANGE 11 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED JUNE 8, 1990 AS INSTRUMENT NO. 212256 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL OF LAND CONTAINS 0.82 ACRES, MORE OR LESS

DESCRIPTION APPROVAL:

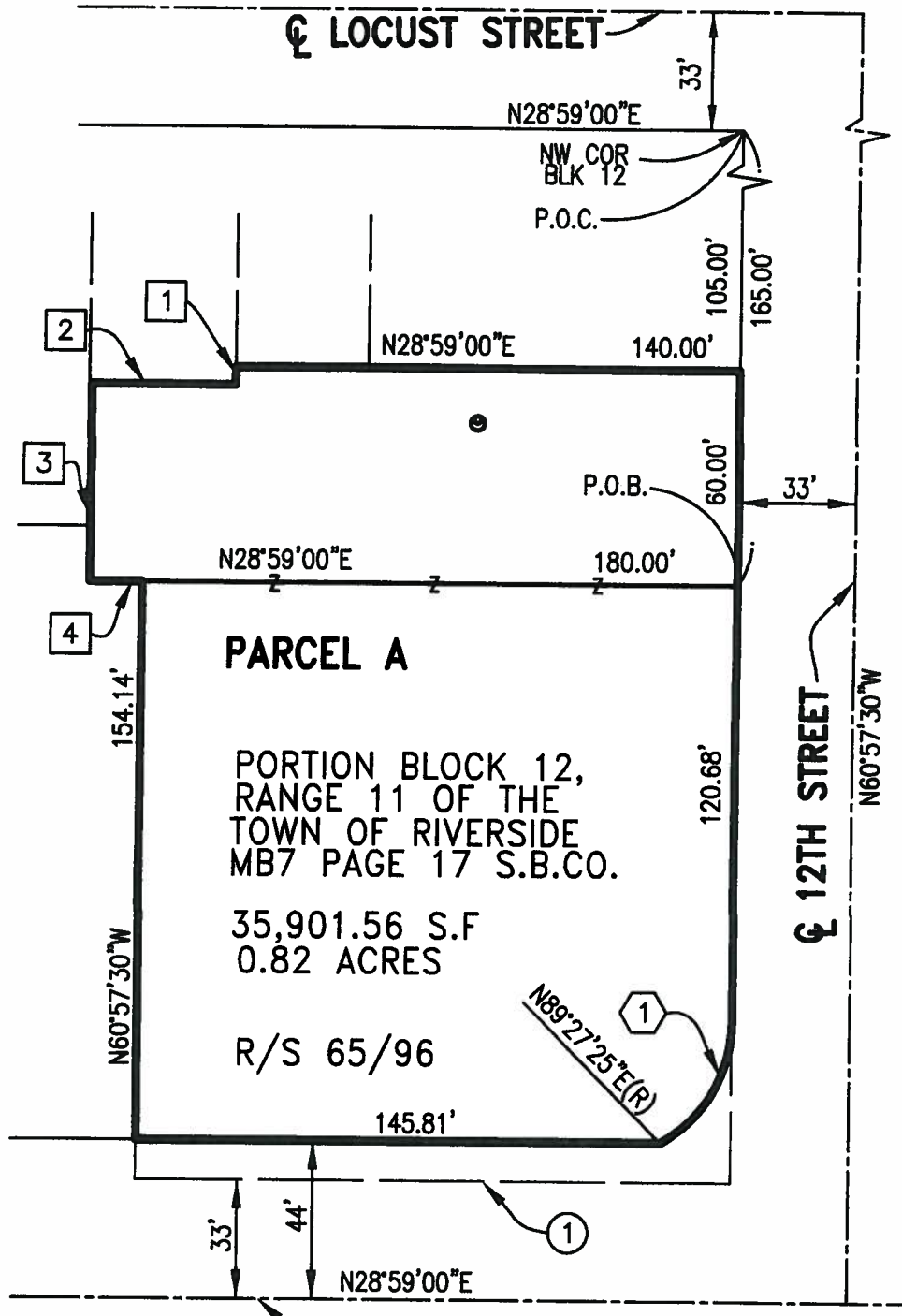
BY: DBW 9/10/2018
DATE

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

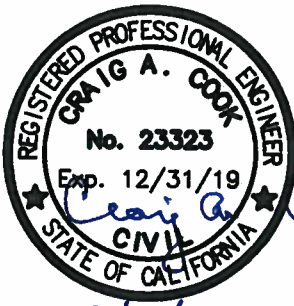


EXHIBIT

☪ LOCUST STREET



① INSTR. NO. 90-212256
JUNE 8, 1990 RECORD
OF RV. CO.



9/06/18



1"=50'

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| 1 | N60°57'30"W | 5.00' |
| 2 | N28°59'00"E | 40.00' |
| 3 | N60°57'30"W | 55.00' |
| 4 | N28°59'00"E | 14.70' |

| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| LINE | ANGLE | R | L |
| 1 | 60°24'55" | 38.50' | 40.60' |

* ALL DIMENSIONS FROM RECORD

WO 2596

● 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 A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=50'

DATE: JUNE, 2018

SUBJECT: LOT MERGER P18-0464