

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

2019-0278099

07/25/2019 12:22 PM Fee: \$ 29.00

Page 1 of 6

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



6080

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0021
APN: 249-140-018 and -028
Location: Rustin Ave. & Spruce St.

LL-P19-0021
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): **BLUE MOUNTAIN ONE, L.P. a California Limited Partnership**

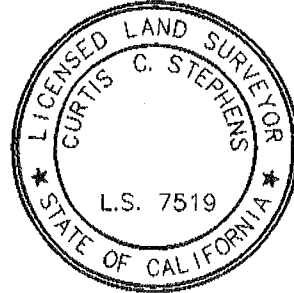
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **ONE (1)** parcel of real property located in the City of Riverside, County of Riverside, 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* *2/6/19*
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 February 6, 2019, 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 Smay
Notary Signature

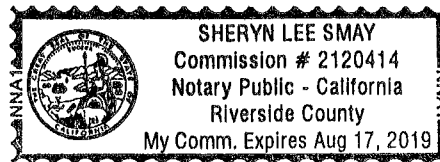


EXHIBIT "A"

LOT MERGER

Project: P19-0021
APN: 249-140-018 AND -028

Legal Description:

Parcel A

THE LAND REFERRED TO HEREIN IS IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP RECORDED OCTOBER 22, 1979 AS INSTRUMENT NO. 224524, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SPRUCE STREET, 77.00 FEET WIDE, AND RUSTIN AVENUE, 58.00 FEET WIDE, SAID INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER;

THENCE NORTH 00°07'30" WEST, ALONG THE CENTERLINE OF SAID RUSTIN AVENUE AND WESTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 320.54 FEET;

THENCE NORTH 89°53'05" EAST, A DISTANCE OF 25.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°53'05" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 599.62 FEET TO THE WESTERLY LINE OF THE SOUTHERN CALIFORNIA RAILROAD ASSOCIATION RAILROAD;

THENCE SOUTH 31°18'00" EAST, ALONG THE LAST MENTIONED WESTERLY LINE, A DISTANCE OF 343.66 FEET TO A LINE 33.00 FEET NORTH OF THE CENTERLINE OF SPRUCE STREET, MEASURED AT RIGHT ANGLES;

THENCE NORTH 89°39'15" WEST ALONG SAID 33.00-FOOT LINE, A DISTANCE OF 777.54 FEET TO A LINE 25.00 FEET EAST OF THE CENTERLINE OF RUSTIN AVENUE, MEASURED AT RIGHT ANGLES;

THENCE NORTH 00°07'30" WEST, ALONG SAID 25.00-FOOT LINE, A DISTANCE OF 287.74 FEET TO THE **TRUE POINT OF BEGINNING**.

TOGETHER WITH PARCEL 2 OF PARCEL MAP 16552, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82, PAGES 42 AND 43 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE GRANT OF EASEMENT FOR STREET PURPOSES, RECORDED MARCH 14, 2019 AS DOCUMENT NO. 2019-0085895, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SPRUCE STREET, 77.00 FEET WIDE, AND RUSTIN AVENUE, 58.00 FEET WIDE, SAID INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER;

THENCE NORTH 00°07'30" WEST, ALONG THE CENTERLINE OF SAID RUSTIN AVENUE AND WESTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 320.54 FEET;

THENCE NORTH 89°53'05" EAST, A DISTANCE OF 25.00 FEET TO THE EASTERLY LINE OF SAID RUSTIN AVENUE AND THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°53'05" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°07'30" EAST, PARALLEL AND 33.00 FEET DISTANT THEREFROM THE CENTERLINE OF SAID RUSTIN AVENUE, A DISTANCE OF 253.00 FEET;

THENCE SOUTH 44°53'23" EAST A DISTANCE OF 33.81 FEET TO A POINT THAT IS 44.00 FEET DISTANT THEREFROM THE CENTERLINE OF SPRUCE STREET;

THENCE SOUTH 89°39'15" EAST, PARALLEL AND 44.00 FEET DISTANT THEREFROM THE CENTERLINE OF SPRUCE STREET, A DISTANCE OF 739.04 FEET TO THE WESTERLY LINE OF THE SOUTHERN CALIFORNIA RAILROAD ASSOCIATION RAILROAD;

THENCE SOUTH 31°18'00" EAST, ALONG THE LAST MENTIONED WESTERLY LINE, A DISTANCE OF 12.92 FEET TO THE NORTHERLY LINE OF SAID SPRUCE STREET;

THENCE NORTH 89°39'15" WEST PARALLEL AND 33.00 FEET DISTANT THEREFROM THE CENTERLINE OF SAID SPRUCE STREET, A DISTANCE OF 777.54 FEET TO THE EASTERLY LINE OF RUSTIN AVENUE;

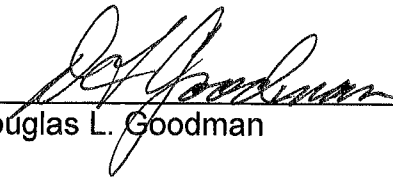
THENCE NORTH 00°07'30" WEST PARALLEL AND 25.00 FEET DISTANT THEREFROM THE CENTERLINE OF SAID RUSTIN AVENUE, A DISTANCE OF 287.74 FEET TO THE **TRUE POINT OF BEGINNING**.

SEE EXHIBIT FOR A PLAT DEPICTING THE ABOVE DESCRIBED PROPERTY.

Prepared By:

GOODMAN & ASSOCIATES





Douglas L. Goodman RCE 28500

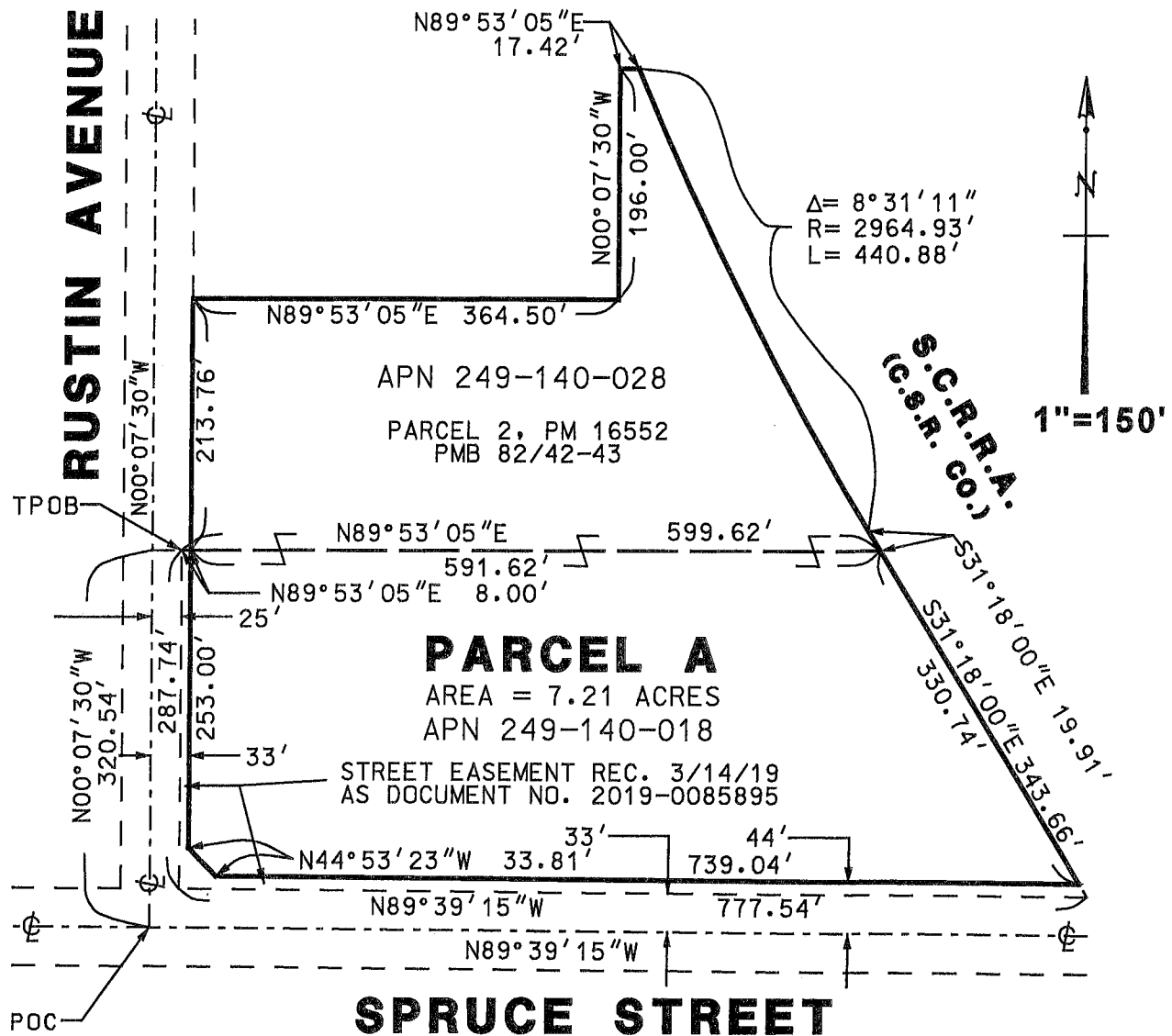
07/15/2019
Date

DESCRIPTION APPROVAL:

BY:  7/16/2019
DATE

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

EXHIBIT



D. L. Goodman

CITY OF RIVERSIDE
 LOT MERGER P19-0021
 A.P.N. 249-140-018 & 249-140-028

DATE: JULY 15, 2019

SCALE: 1"=150'