

Recording requested by:

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA #309

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

**CITY SURVEYOR,
CITY OF RIVERSIDE**
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: P15-0962 - McMillan Street Vacation

APN: 138-030-031-7 TRA NO. 009-176

Address: N.E. corner La Sierra Ave and Indiana Ave

ORDER NO. 210-1679834-02

CO-P15-0962

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **Riverside Holdings, LLC, a California Limited Liability Company**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

**CITY SURVEYOR,
CITY OF RIVERSIDE**
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: P15-0962 - McMillan Street Vacation

APN: 138-030-031-7 TRA NO. 009-176

Address: N.E. corner La Sierra Ave and Indiana Ave

ORDER NO. 210-1679834-02

CO-P15-0962

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **Riverside Holdings, LLC, a California Limited Liability Company**


Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL. CO-P15-0962

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Rafael Guzman
Community & Economic Development Director

By:  11.17.15
Rafael Guzman _____
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

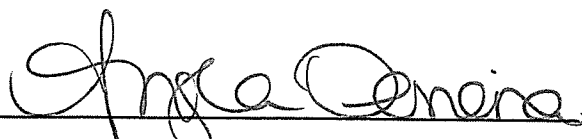
County of Riverside } ss

On November 17, 2015, before me, Angela Ferreira
notary public, personally appeared, Rafael Guzman

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.


Notary Signature



**EXHIBIT A
LEGAL DESCRIPTION**

APN: 138-030-031

Project P15-0962 – McMillan Street Vacation

That portion of Lot 13 in Block 39 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, page 72 thereof, Records of San Bernardino County California, being more particularly described as follows:

Commencing at the most Southerly corner of said Lot 13;

Thence North 55° 58' 56" East along the northwesterly right-of-way of Indiana Avenue, as shown on said Map, a distance of 74.49 feet;

Thence North 34° 01' 04" West a distance of 20.50 feet to a point in a line parallel with and distant northwesterly 60.50 feet, measured at right angles, from the centerline of Indiana Avenue and the TRUE POINT OF BEGINNING. Said point also being the most southerly point of the certain parcel vacated per Riverside City Council Resolution 22801 recorded June 2, 2015 as Instrument No. 2015-0229783, Official Records of Riverside County;

Thence North 55° 58' 56" East, along said parallel line, a distance of 118.37 feet;

Thence North 66° 17' 13" East a distance of 29.53 feet to a point on the Northeast line of that certain parcel conveyed to Riverside Holdings, LLC per deed recorded October 30, 2015 as Instrument No. 2015-0477497, Official Records of said County;

Thence North 34° 01' 04" West along the northeast line of said deed, a distance of 263.54 feet, more or less, to the most northerly corner of said deed;

Thence South 67° 29' 36" West along the northwest line of said deed a distance of 146.15 feet, more or less, to the most westerly corner of said deed. Said point also being the most northerly corner of said Resolution;

Thence South 60° 08' 27" West a distance of 26.90 feet

Thence South 29° 51' 33" East a distance of 27.03 feet to a point in a line parallel with and distant northeasterly 90.00 feet, measured at right angles, from the centerline of La Sierra Avenue;


Thence South 34° 02' 00" East along said parallel line, a distance of 237.94 feet;

Thence South 79° 01' 32" East a distance of 34.64 feet the TRUE POINT OF BEGINNING

Contains 1.082 acres, more or less.

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



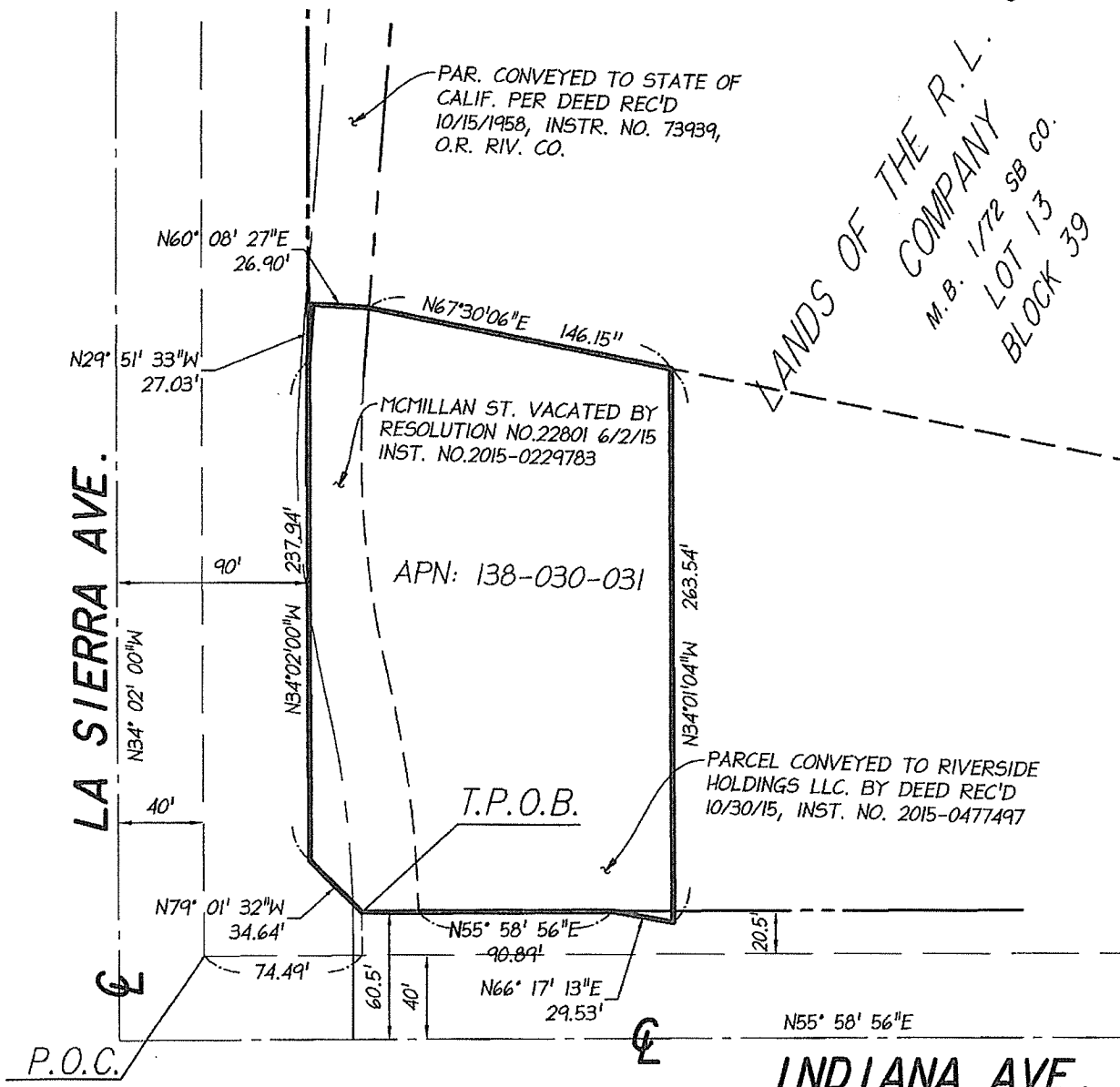

Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16 11/16/2015 Date

DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 11/17/15 DATE
CITY SURVEYOR

CO-P15-0962

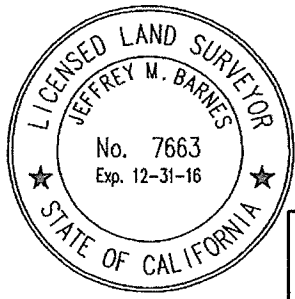
LA SIERRA AVE.



LANDS OF THE R.L. COMPANY
M.B. 1/72 S.B. CO.
LOT 13
BLOCK 39

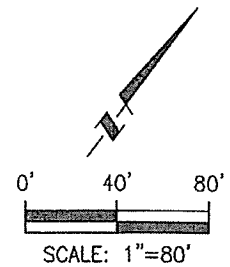
LEGEND

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING



THIS EXHIBIT WAS PREPARED
UNDER MY DIRECTION:

Jeffrey M. Barnes 11/16/2015
JEFFREY M. BARNES, PLS 7663 DATE



CERTIFICATE OF COMPLIANCE
PORTION OF LOT 13 BLOCK 39
RIVERSIDE LAND AND IRRIGATING COMPANY
M.B.1/72 S.B.CO.

PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM

SHEET 1 OF 1
DRAFTED: BS
CHECKED: JMB
DATE: 11/16/2015
JOB NO.: 454.002

CO-PIS-0962